

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., April 20, 2005
Pool Side, Laurel Oaks**

President	Rosanne Nobile
1 st Vice Pres./Sec.	Karen Zachar
2 nd Vice Pres.	Gerald Costello
Treasurer	Linda Domain
Director	David Kissell Cibulas
Director	Karen L. Cunningham
Director	Elizabeth Galvin
Director	Edward Heitov
Director	Roberto A. Sanchez

Mike Perez of Ameri-Tech and all members of board were present except Karen Cunningham

I. Open Session

A. Minutes

1. Minutes Approved

B. Treasurer's Report

1. Mike Perez explained Treasurer's responsibility

C. Public Relations Report Committee Report

1. Ed Heitov expects to have newsletter out by end of April
2. Ed Passed out a copy of ideas for a four page newsletter
3. Ed is looking for a volunteer to chair the Newsletter Committee

D. Architectural Review/Standards/Applications/Approvals

1. Pool house roof is being looked at for any necessary repairs
2. Discussed new resident orientation

E. Grounds Committee Report

1. Discussed the concept of combining services for pest control, fertilizer, with lawn care provided both advantages and disadvantages
2. Discussed problem (leaving trailers on site overnight, dumping yard waste at end of Mahogany, not cleaning up the leaves that they were specifically told to do, failure to remove 2 trees that were trimmed so poorly all that was left are 15 ft stumps) with present landscapers In Touch. The grounds committee is soliciting bids on the account. It was note there is no contract on file with Ameri-tech and in the files Larry Abbott turned over there was no contract either.
3. Couches Pest Control will inspect all individual units for termites if they can get access they will be checking all the bait traps. Mike has asked them to do a proposal for fruit rat control.
4. Couches needs help location the green traps covered by debris
5. Discussed the condition of the new bulletin board
6. Our pool entry key will now work for the pool restrooms

F. Document Amendments/Changes/Up-dates Committee Report

1. Reviewing new documents updates

G. Manager's Report (Delinquency, Non-Compliance Issues, Security Issues, Maintenance)

1. Delinquent accounts 0102 and 1304 are receiving demand letters from our attorney; account 1033 has payoff pending
2. To get all dryer vents cleaned, a quote rcvd for \$20 per unit to be paid by Association
3. Mike Perez suggested that Jerry Costello be given \$ 100.00 petty cash to purchase M & R supplies, Elizabeth Galvin made a motion that Jerry Costello be given \$100 petty cash; Roberto Sanchez seconded the motion. Receipts will be turned into Ameri-Tech for reimbursement as needed.
4. Per the boards request Mike will be having Shannon, maintenance person, gently power wash the buildings, per Shannon he should be able to clean 2 per week.
5. Mike stated a Special meeting of the membership will be needed in order to change anything regarding our current security alarms.

II. Old Business

- A. Rat problem appears to be in remission or solved in building 14
- B. Pavers around pool deck

1. Rosanne brought sample pavers in different colors however the meeting was running late and it was too dark to make a decision. Rosanne will schedule a time for Florida Paver company salesman to come out and answer questions and bring samples. The final decision will take place at the next meeting or a special meeting may be called.

C. Sprinklers timer cannot be changed. We have to water under City of Dunedin restrictions even though we have an irrigation well.

D. \$4500 utility deposit from 1993 requested from City of Dunedin. Motion was made by Linda Domain to place this found money into the General Reserves; Jerry Costello seconded the motion.

III. New Business

A. The Jacuzzi is leaking and bid are being sought and trying to work with Anchor Pool On

C. Cynthia Daniels presented printouts of the work she had done on the web site, some additional information will be provided to her so she can finish it up. Will be Launched the 1st week in May with the newsletter.

D. Roofs, Rosanne requested that Mike Perez set up meeting with Tar Heel to go over terms and conditions of the roof warranty etc.

Motion to adjourn meeting at 9:00 p.m. made by Jerry Costello and seconded by Karen Zachar