

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., May 18, 2005
Pool Side, Laurel Oaks**

President	Rosanne Nobile
1 st Vice Pres./Sec.	Karen Zachar
2 nd Vice Pres.	Gerald Costello
Treasurer	Linda Domian
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.

I. Open Session

The meeting opened with everyone looking at the pool deck pavers displayed. All present agreed on Mirasol for the color of choice with sand cooping around pool. Rosanne explained the contract price \$11,808.00 not including the oil-based sealer that volunteers want to apply. The price includes the picnic area inside the pool area. The contract was approved and initialed by all board members.

The bottom of the steps leading to the spa will be cut so the pavers will fit underneath Three weeks for the tile order, one week for the job.

A. Minutes

1. Minutes Approved

B. Treasurer's Report

1. Given by Rosanne with explanations on billing and reporting.

C. Public Relations Report Committee Report

1. Ed Heitov announced the newsletter is on our web site and was distributed to all residents. Cost was \$5.50 for the ream of paper. The newsletter will be bi-monthly. "Notes from Property Management" and a pie chart of how are money is allocated and any upcoming social events will be added

D. Architectural Review/Standards/Applications/Approvals

1. Roberto Sanchez discussed the sealer for the pavers and the state of the restrooms.

E. Grounds Committee Report

1. Jerry announced that weekly walk-thru will take place now on Mondays with Mike Perez and Shannon. All bushes must be 6" away from all buildings to prevent bugs, rats, etc from intruding
2. Landscaper wants extra payment for anything other than newly fallen leaves and new growth.

3. A tree behind building #3 was hit by lightning and needs to be taken down as soon as possible.

4. Discussed dry spots caused by malfunctioning sprinklers.

Residents should report.

5. Progress Energy is doing work on property.

6. Rosanne brought five landscaper bids to review. A committee of four can interview and decide on a landscaper.

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

1. Don Daniels was not present. Rosanne had a letter from the association's attorney on the proposed changes from 2000. More proposed changes will be forthcoming for a vote by the owners.

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

2. Homeowners responsibility to have dryer vents cleaned.
3. Owners responsibility to have their chimneys cleaned out. If a chimney fire occurs because chimney has not been cleaned, the owner is liable for any damage incurred.

II. Old Business

1. Spa is repaired
2. Official paint colors are available at maintenance building.
3. Couches Pest control will inspect every home with access.

Owners will be notified.

III. New Business

1. None

At 9:00 p.m. Rosanne made motion to adjourn meeting and Jerry seconded the motion