

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., June 15, 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
And David Cibulas

I. Open Session

A. Minutes

1. Elizabeth moved that the minutes from 5/18 be approved and Jerry seconded the motion, all in favor.

B. Treasurer's Report

1. A budget meeting was held by Rosanne, Linda and Elizabeth to review the April budget.
2. Insurance is presently in the Reserve Account on the financial but it is part of monthly \$342 maintenance fee. Elizabeth made a motion that this be moved from Reserve Acct to Operations budget for presentation purposes; Linda seconded the motion; all in favor.
3. Audit is not complete, Mike to follow up on and report back next meeting.

C. Public Relations Report Committee Report

1. Ed Heitov hopes to have newsletter out by end of June.
2. Ed did a bio for the newsletter on Lilly Cook, a new Laurel Oaks resident
3. Ed is looking for a volunteer to chair the Social Events Committee. July 4th is coming soon.
4. Board discussed a directory for Laurel Oaks
5. Cynthia Daniels is still away but will soon return and update web site

D. Architectural Review/Standards/Applications/Approvals

1. Acceptable colors for doors, etc will be covered on the web site
2. Discussed roof and drainage problems caused by no flashing on "dog house" area of roof directly above the garages. Tar Heel will be questioned as to why was that a design flaw or was it supposed to be done and it was not. Some buildings per Mike Perez had the flashings done others were not, Tar Heel came out to inspect the problem diagnosed by Roberto. Roberto also suggested that the gutters are too small and may be causing foundation problems due to pooling rainwater by the foundations in some areas. Roberto showed pictures of his drainage problem.
3. Rosanne sent a letter to Tar Heel about roof warranty coverage and gave them until 7/3 to respond.

E. Grounds Committee Report

1. Spa was fixed; however, it seems a small leak still exists.
2. Notice will be posted two weeks before pool closure for new paver deck.
3. Landscape Committee will choose three new landscape companies to interview and make a decision if any one is acceptable. If not, they will choose three more to interview.

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

1. Dan Daniels reported that the documents were approved by last board are in the hands of attorney. Rosanne will provide Don with the files turned over by prior board president for his review before we move forward with making changes.

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

1. There are three delinquent residents: #102, # 605 and # 1304. Mike is trying to work with those residents however payment plans have not been made or adhered to in these cases. A motion was made by Ed to lien the properties and Linda Domian seconded the motion, all in favor.

II. Old Business

- A.** Rosanne received a permit from the City of Dunedin to remove the Crepe Myrtle on Sequoia that has broken an underground irrigation line. New or existing landscaper will remove.

III. New Business

- A.** One of the driveways on Walnut seems to be sinking. Mike Perez wants to put a claim in with our insurance so it can be checked out. Rosanne got a few estimates \$900 - \$2500 to do soil testing or boring to determine why the ground is sinking; however, Mike advised us to file a claim. Karen made a motion to file a claim, Ed seconded the motion, after some discussion, all in favor. At 8:45 Jerry made a motion to adjourn the meeting, Karen seconded the motion.