

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., July 20, 2005
At home of David Cibulas**

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

Scott, the representative from Ameri-Tech and all members of board were present.

I. Open Session

Bob Pope of Tar Heel Roofing was present as a response to Rosanne's letter inquiring of the terms of the warranty. Mr. Pope informed us that he has the change order, warranty, survey and service calls and will be compiling the documents to send to Rosanne for our review and files. Mr. Pope, being concerned of Tar Heel's nationally recognition reputation and their image, informed the board that Tar Heel will be correcting all the dormers/dog houses that set above the garages at no charge. Not all were covered at the front of the bases the same and therefore, leaks were occurring. Also, Tar Heel is going to repair and roof the pool house and apply the same foam roof coating as the rest of buildings at no charge to Laurel Oaks. Mr. Pope asks for permission to do an energy audit of the units. Their initial sales pitch assured that units would see a reduction in energy costs and they want to be able to show that proof.

A. Minutes

1. Jerry moved that the minutes be approved and Roberto seconded the motion, all in favor.

B. Treasurer's Report

1. Linda went over the balance sheet. We are on budget for the year so far.

C. Public Relations Report Committee Report

1. On 7-2-05 the newsletter was distributed. All members of board like it.
2. There have been no volunteers for the Hurricane Readiness Committee.
3. 47 residents responded to be included in the Laurel Oaks directory.
4. Cynthia doing web-site update to include an "info exchange" page. Rosanne made a motion remove the "for sale" page and Ed seconded the motion since it is too difficult to keep up to date information on, all in favor.

D. Architectural Review/Standards/Applications/Approvals

1. Pool decking completed. All agreed that it looks great.
2. Sinking area under a driveway on Mahogany was caused by a leak in the sewer pipe it has been repaired by Gus Plumbing.
3. Roberto submitted the acceptable paints and finishes for wood and garage and front doors this will be added to web site for easy reference. Shannon has some paint available for homeowners' use until it runs out.

E. Grounds Committee Report

1. There are three grass areas that need to be sprayed with insecticide Control a pest has been informed.
2. City of Dunedin has an "as built" survey of Laurel Oaks and all our private sewer lines, there may be a cost for copies of \$20.00. Rosanne made a motion to purchase and Karen C seconded, all in favor.
3. Debra Tedesco found a plant with limited growth that is hardy and only costs \$7.00 to plant around the pool board approved expenditure up to \$250
4. Discussed landscaping proposal around the pool and at front entrance of Sequoia next to mailboxes. \$1500 of the assessment.

5. The landscaper that is being considered is John Evans arrangements will be made to meet with him to discuss his proposal.

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

1. Rules and Regulations are being typed up for editing
2. A member requested permission to have a generator. After much discussion, a motion to allow generators outside only during power outages due to storms (the upstairs units could have one outside at their front door, downstairs units out back or by their front door, and only out back of townhouses) was made by Elizabeth and seconded by David, all in favor. The rules and regulations will be updated to reflect this additional rule.

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

1. Audit will be completed on Friday and mailed out to board members on Monday.
2. Discussed ADT and the future of security.
3. Tennis court bids are in, the board motioned to accept bid from Welch's Tennis Courts for \$5,500 to redo courts that was part of special assessment. Jerry Costello made the motion and Elizabeth Galvin seconded, all others were in favor.
5. # 805 is delinquent and will receive a certified letter.

II. Old Business

III. New Business

At 9:00 p.m. Karen Z made a motion to adjourn the meeting, Roberto seconded the motion, all in favor.