

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., Aug 17, 2005
Pool side**

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

All present except Jerry Costello, Elizabeth Galvin. George Cook from Ameri-Tech accompanied Mike Perez.

I. Open Session

Rosanne opened the meeting with Thanks to Barbara, Debra and Jody for the nice job they did on the landscaping around the pool. Jerry, Ed and Andy also helped with the physical part of the planting, etc. Adding an additional \$150 for more plants was discussed. David made a motion to add the \$150 and Karen C. seconded, all in favor.

A. Minutes

1. Rosanne moved to approve the 8/20 minutes and Roberto seconded the motion, all in favor.

B. Treasurer's Report

1. Linda Domian gave the Treasurer's Report which was a brief overview of the July Financial statements.

C. Public Relations Report Committee Report

1. On the web site, the Rules and Regulations are posted.
2. Hoping for the first week in September for the next newsletter; it will include names of new residents for 2005 and the committees will be listed.
3. There will be no community directory because only about half of the residents responded.

D. Architectural Review/Standards/Applications/Approvals

1. Roberto reported that most of the roof dormer problems have been repaired by Tar Heel.
2. Elizabeth Galvin asked that we discuss hurricane storm shutters. Roberto stated they are allowed with hidden housing in matching brown color for the windows. Some people present stated they had looked into the cost of these shutters and it was over \$5000 per unit. Hurricane standards for shutters are currently in place for Laurel Oaks and Mike Perez would send a copy to Roberto and Rosanne for review. If residents wish to have them installed they need to contact Roberto for the specific standards and have written approval they may proceed.

E. Grounds Committee Report

1. Jerry was not in attendance but again the landscape committed was thanked. The board approved the Lawn Contract Proposal to Hire John Evans Lawn care and terminate services with In Touch. Board approved a 9/1 change date for this.

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

1. Rules and Regulations now posted on the web site continued work must be done to update.

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

1. Unit 0605 into foreclosure owing \$1,959.20. Unit 1304 into foreclosure owing \$1,082.40 both parties have made no attempts to contact Ameritech to work out payment arrangements, and will not pick up certified mail. Rosanne moved to go forward with the foreclosures and it was seconded by Karen Z, all in favor.
2. Insurance bids are put out Mike is anticipating up to a 40% increase in cost!
3. Mike presented a preliminary budget for 2006 for us to begin working with.

III. Old Business

1. Rosanne reported that she and Karen Z met with the accountant who did the draft of the

2004 audit. There were questions about some payments made to Tar Heel and to other unknown persons with no invoices and it will be looked into. We have decided to do an inventory of the equipment in the shed.

2. Also, the board walked our property with John Evans since the last meeting. He will advise which plants to plant in areas which have given us concern. His price with no tree trimming and pest control is \$2600 / month. Karen C. made a motion to accept the new contract and David seconded, all in favor. Karen Z made a motion to cancel the existing contract by the end of August, David seconded, all in favor.

IV. **New Business**

1. Rosanne presented the renewal contract for the Bright House cable agreement that is up for renewal 12/31/05. It was 5 year contract with up to 7% increase each year, we are currently paying \$14.75 per door per month. It was requested that we get a bid from Knowlogy before accepting this Bright House renewal. Rosanne will try to have one to present at next meeting.

At 9:00 pm Karen Z moved to adjourn, Linda seconded the motion, all in favor