

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., Sept 14, 2005
Pool side**

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

In attendance were Rosanne, Karen Z, Elizabeth, David, Karen C, Ed, Mike Perez & George Cook from Ameri-Tech.

I. Open Session

A. Minutes

1. Rosanne moved to approve the 8/17/05 minutes and Karen C seconded the motion, all in favor.

B. Treasurer's Report

1. The cost of the FY 2004 audit is \$4500.00; the cost for the FY 2005 audit will be \$5000.00.

C. Public Relations Report Committee Report

1. Ed stated that the Vol. 1, Issue 3 will be out at the end of October although he'll be out of town and the material will need to be compiled by someone else. Rosanne said she will try to put something together if no time available we will wait till Ed returns. Cynthia D. formatted this issue.

D. Architectural Review/Standards/Applications/Approvals

1. Roberto was absent. Karen C gave a big thanks to Roberto for his input on all the repairs that had to be made to stop the leaks in her building.

E. Grounds Committee Report

1. Jerry Costello has moved from Laurel Oaks and Debbie Tudesco was asked to replace Jerry as the landscape committee chairperson. As of now the board has not moved to replace the vacant board position and it is not mandatory that the position be filled
2. Trees should be trimmed before planting in pool picnic area. Mike Perez received a proposal to trim all the trees on the back side (east) of Sequoia for \$1,700 (\$100 per tree) these trees did not get trimmed earlier this year and several were dangerous. Karen C made a motion to accept this and Rosanne seconded, all in favor. Rosanne instructed Mike and the Landscape committee that the bill for this work was not to be paid until we were satisfied the trees had been completely trimmed to our standards.
3. Pest Control. Control a Pest has given a bid. We have no current contract with Controlapest and we are dissatisfied with weeds and chinch bug activity. DebbieTudesco and Barbara Moscato will seek a third bid and make recommendation to board by Mid October at the latest.

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

1. Rules and Regulations now posted on the web site.
2. Don stated that not everyone has access to a computer to view the Rules & Regulations. Must have another means of getting these to the owners. Which was noted when new residents move in they get copies as well.

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

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. Towing vehicles and the covering of vehicles was discussed. Board decided that before anyone is towed, the board is to be notified so that if anyone on the board knows the vehicle owner, they first could personally speak to the owner. Sometimes owners are on extended vacations or hospitalized and not aware that vehicle is susceptible. All agreed.

II. Old Business

1. Tar Heel has not responded to our many requests for the original contract or the change order. Board suggests that our attorney send a letter. Discussed possibility of contacting G.E.
2. No one volunteered for the Hurricane Preparation Committee. Perhaps next year.
3. Knology proposal was received. Prices for cable from BrightHouse and Knology (both on the property) were discussed. Knology \$12.95/mo with 4% annual increases; BrightHouse \$14.25/mo with 7% annual increase totaling \$17,000 for five years. Rosanne is going to speak with BrightHouse about the difference and see if they will meet the Knology price.
4. Bob McGuire of Welches Tennis Courts gave us a price for the tennis courts of \$5400 but with the necessary asphalt fill that must be included for the low area, the price is \$6600. Elizabeth made a motion to accept this price and Ed seconded, but after further discussion Rosanne said she wanted to reread the contract and talk to Welch's before moving forward with this contract. So no final approval was received by board to move forward
5. Still looking into new security options. Rosanne is getting bids from others.
6. Don Daniels and Mike reported that as of now no one would quote us on the Property and Liability insurance policy until after the hurricane season. Insurance carriers are stating that we need to budget for an increase as high as 40% more then we're paying now.

III. New Business

1. Board members will be notified of a budget meeting to go over 2005 budget before it is presented to the homeowners.

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