

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., Jan 18, 2006
Home of Rosanne Nobile
2661 Walnut Drive**

President
1st Vice Pres. /Sec.
Director
Treasurer
Director
Director
Director
Director

Rosanne Nobile
Karen Zachar
Roberto A. Sanchez
Linda Domain
Edward Heitov
David Kissell Cibulas
Karen L. Cunningham
Elizabeth Galvin

In attendance were Rosanne, Ed H, Karen C, Roberto, Elizabeth, David and Scott from Ameri-Tech. Also in attendance were Debra Tedesco and MaryJo Sanchez. Meeting was called to order at 7:05pm.

I. Open Session

A. Minutes

Minutes from Budget Meeting on 11/16 and regular meeting 12/21/05 were approved. David Cibulas made a motion to approve the aforementioned minutes Karen Cunningham 2nd the motion and all board members present in favor.

B. Treasurer's Report

No report given due Linda Domian's absence

C. Manager's Report

Scott present bill for \$443.31, submitted by James Anderson on 2676 Walnut for pipe leak plumbing repair under slab of concrete. Discussion ensued and a motion was made by Rosanne for Laurel Oaks to reimburse him and or pay the bill directly as our documents indicate that is the associations responsibility, Karen C. 2nd the motion and all others present were in favor.

D. Social / Public Relations Committee

Ed reported that work has begun compiling the community directory, and total cost to print and bind 120 copies should be less then \$50. Andy Barnes has volunteered to deliver them once completed. Ed is currently working on the next issue of the newsletter and plans to publish in the next few weeks. The newsletter will go over parking issues again, and Realtor sign restrictions. It seems that realtor signs outside the entrances of the community have been damage and or vandalized however signs are only allowed to be posted on the weekends. David and Ed are planning a breakfast on 2/12 at the Palm Harbor Community Center. This will be announced in the newsletter and residents can pay at the door less then \$5.00 per person.

E. Architectural Committee Report

Roberto shared with the board and then turned over to Scott several photos of areas in need of maintenance and in some instance Roberto gave detailed instructions on how to repair. Gutters, grout damage in Jacuzzi, decaying boards, driveway cracks. Proposal from Vergil (Katch-a-Kritter) was discussed and uniformly declined by board. Cost of \$2800 per building for one-year preventive warranty as compared to the \$5800 spent in the last year to combat rodent control.

F. Landscape Committee

Discussion regarding the inability to reach a contract agreement with the irrigation company Maintenance Associates has lead to their refusal to do any work for Laurel Oaks. Charlie's Wells and 2 other irrigation companies will be called by Scott to quote irrigation contract. John Evans will not be considered, as he is not licensed. Scott is to contact Maintenance Associates for Keys etc. Debra will try to be on site to meet with potential contractors.

II. Old Business

- 1. Date set for Special Meeting of membership, on Saturday morning February 18th @ 10:00 am Poolside, was agreed upon in order to reify the special assessment amount and the reduction of board size. These will be the only 2 items on the agenda and the meeting will be no longer than 45 minutes.**
2. Discussion regarding the reduction of the maximum board size from 9 persons to 5 or 7 persons. Elizabeth G. made a motion to reduce max board size to 7 persons and David C. 2nd the motion, all other board members present in favor of 7 person maximum sized board. This motion will be ratified at the 2/18 members meeting.
3. Rosanne present 4 options to the board for the insurance assessment. Discussion ensued and another option was presented by end. Elizabeth made a motion that the board proceeds with an insurance assessment for \$500 with 2 equal payments one due 30 days from notice the 2nd payment due October 1st. Approx \$305 would go to 2006 insurance expense and \$195 would be placed in Insurance Reserves. Roberto 2nd the motion and Karen C., Rosanne N, and David were in favor. Ed H, was in favor of \$450 assessment with 3 \$150 payments, there were no 2nds in favor of this plan.
4. Update on Security system renewal. As the board was aware per their permission last month Rosanne had signed the agreement with Brinks to install new equipment and begin servicing the monitoring agreement in June 2006. ADT finally sent a 1-page letter proposal to renew the agreement for 5 more years for the same rate of \$21 per month per unit and no new equipment. Rosanne asked Scott to send ADT certified termination letter and to find out where the old equipment is to be returned.

III. New Business

1. Roberto volunteered to walk the property one evening a month at least to report what light bulbs need to be replaced. This was in an effort to save money in maintenance since Mike Perez was suggesting paying Shannon to return to the property one night a month to do this. All board members should aid in this if they observe lights out.
2. Beginning 2006 Ameri-tech is going to charge Laurel Oaks \$50 to do new resident orientation therefore the board will be taking over this responsibility from Ameri-tech to save money. We decided to not assign buildings but the board member residing closest to the new resident will be responsible for the orientation. Scott is to email Rosanne when he gets a new resident application and then Rosanne will email the board members to set a time, date and location for the meeting. Two board members will take part in each orientation when ever possible.
3. Elizabeth and Roberto presented to the board the research results of their work exploring the options of refinancing and or paying off the roof loan early. The results of the efforts were reaffirming that the loan is at a more favorable interest rate than currently available. After speaking with industry specialists they were informed that Colonial Bank is about the only game in town when it comes to Condo loans and it was suggested that we try to work Colonial into a better deal, however there is no motivation for Colonial since interest rates are high and there is no banks willing to do a better deal. Elizabeth when reading the loan documents did share with the board that there seems to be a clause which prohibits Laurel Oaks from building and Roof Replacement Reserves while there is a balance due

on this loan. If that is the case the 2006 budget / and assessments will need to be revised. Priority will be given in the next week to properly interpret this clause.

4. The board was asked to approve a bill presented by Karen Cunningham for removal of root and or other blockage in the sewer lines causing sewage back up into her home. She called Gus but they were to busy and recommended McGill. The bill was for \$114.00 and was paid by K. Cunningham. Elizabeth made a motion the Laurel Oaks reimburse her for the bill as it is the associations responsibility and David 2nd the motion and all other board members present in favor

5. Scott informed the board that we would need to make a motion to schedule our annual membership meeting on a date other then 3/15 as our documents indicate. A motion was made by David to schedule the meeting on 3/30 at Unity Church on Tampa road pending Ed being able to confirm that date. Karen C 2nd the motion and all others present in favor.

At 9:13 pm Roberto moved to adjourn, Karen C. seconded the motion, all in favor