

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed., Feb. 15, 2006
Home of Edward Heitov
1446 Mahogany**

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

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

In attendance were Rosanne, Ed, Karen Z, David, Linda, Roberto, Elizabeth and Scott Vignery from Ameri-Tech. Also in attendance were Mary Jo Sanchez, John & Darlene Lankford, Debra Tedsco and Barbara Mascato.

Board discussed automobile that seems to be abandoned since it appears to stay in the same guest parking space and is in disrepair. Linda Domian said it was her car and that it is driven daily. The board requested that she have the back bumper properly repaired and Linda indicated that she would.

Board discussed the need to follow through with the insurance agents recommendation that we obtain an updated insurance appraisal on our property. Elizabeth volunteered to coordinate an updated appraisal so we could be sure we are insuring our buildings for their appraised value according to our responsibility to the condominium association.

Roberto and Mary Jo have been walking the property and checking out the lights and giving a list of lights out to Scott who gives them to Shannon. All burned out lights have been replaced. Shannon has asked that Roberto give the list directly to him in the future to save time.

The home at 1448 Mahogany is under contract but there is some concern that the roots from the oak tree in front of the property is causing bad cracks and shifting in the driveway and one in the garage. Rosanne suggested we use an arborist to take care of our trees instead of John Evans Landscaping. An arborist may know best how to deal with problem roots. We need to have bids on trees and researching root trimming. Due diligence is necessary. We budgeted \$5,000.00 for having trees trimmed before April. Last year 17 trees were trimmed for \$100 each tree. We will get a bid from that same company also and have an arborist give us their opinion. Scott will contact Boeing Tree service and Jim Simmons.

The board is encouraged to walk around the property on Saturday to observe the 3 driveways needing repair. We have 2 bids and will need to review more closely outside the meeting.

Building 1 needs immediate repairs on water damaged fascia. We have bids ranging from \$350 to \$575. Linda made a motion that we go with Handyworks to do the repairs and Roberto seconded, all in favor. Roberto made a motion to pay the \$350 & \$575 and Ed seconded the motion, all in favor.

Scott presented an architectural proposal and request to enclose a lanai behind one of the units. Roberto will go over and check it out and approve or deny.

Annual audit. Elizabeth made the motion that we go ahead and order the audit for 2005 and Ed Seconded, all in favor. The cost is estimated to be \$5000 and Rosanne signed the engagement letter

I. Open Session

A. Minutes

Minutes of January meeting were approved via e-mail by the board.

B. Treasurer's Report

1. Linda reported \$47,000 income for January. \$43,700 in expenses leaving a difference of \$3,300. Scott was asked to give all board members a copy of the balance sheet & budget analysis via email going forward.

C. Public Relations Report Committee Report

1. Ed thanked Cynthia for newsletter assistance. He wants to add reminders about rules and to announce new residents and social events. He voiced his disappointment in the small turn-outs for the past social events. Cynthia takes calls for web site additions. Anyone wanting to have properties listed "For Sale" posted on the bulletin board should put by Rosanne's door and she will post them. She said many stop by and look at the bulletin board.

2. Instructions from Brinks to replace ADT will be draw up by Rosanne and reminders will also appear in the next Newsletter. There is a 6-8 week window for the change-out. On March 13 anyone can start scheduling appointment, especially the seasonal owners should schedule before they leave or make arrangements with a neighbor. Notices will be posted on doors. Otherwise it will cost \$285 individually after June 30. A certified letter was sent to ADT canceling our service as of the end of June. A certified letter is going out to ADT regarding the disposal of ADT equipment. Brinks will install and monitor all new installations prior to June 30 but will not charge until June 30, 2006.

3. The new directory is completed and delivered. Cost \$72.00 thanks to Ed Heitov, Roberto and Mary Jo Sanchez, Karen Zachar, Andy Barnes and Ameritech.

D. Architectural Review/Standards/Applications/Approvals

1. Roberto reported that the light outside 2670 Walnut has faulty wiring showing. Property is rented and the owner will be notified to make the repair or Shannon will repairs and Owner will be charged by Laurel Oaks.

2. 2286 Walnut has water coming in from the fascia~gutter problem,

3. Bldgs 11 & 12 need critter entry closed. Tar Heel will be notified about someone going onto the roof to close the openings by the dog house.

4. Pressure washing of second level of buildings. Shannon can do the lower levels and we need quotes for washing the second levels.

E. Grounds Committee Report

1. Debra and Barbara spoke with Shannon about the wobbly gate lights. Many of the light fixtures are bad and we need to think about replacing. Must contract for all at the same time to be sure to get all the same fixtures for the entire property.

2. Pool area decking ~ need to finish.

3. Parking complaints. Discussed problem and how placing notifications on the improperly parked vehicles was working.

4. They are ready to resume plantings and wanted to clarify budget. Rosanne confirmed that she would get back to them with proper amount and they would be fully responsible for all sod and plantings.

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

1. No report

G. Manager's Report

1. No report

II. Old Business

1. Reminder Saturday 10:00 AM meeting

III. New Business

1. None

At 9:30 pm Linda moved to adjourn, Karen Z. seconded the motion, all in favor