

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Special Meeting
7:00 p.m. Mon, March 20, 2006
2661 Walnut Drive**

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: Rosanne, Karen Z, David, Roberto. Karen C. and Elizabeth. Also in attendance: Debra Tedesco and Barbara Mascato.

Roberto started the meeting by presenting flyers he gathered at a special Condominium Owners and Property Managers event held in Clearwater. They covered 12 mistakes a board should not make and what every consumer needs to know about the National Flood Insurance Program.

The purpose of the Board meeting was to discuss the Rules and Regulation, due to the many complaints of owners and renters who are not complying. We have people in the pool late at night, people parking on the grass, garage doors open to allow pets to come and go, pets not on a leash, trash cans left outside the units and noise disturbances.

Debra Tedesco has been putting warnings on the cars parked improperly and has eliminated some of the problem. The board has decided that the rules will be enforced. Rosanne will state this in the next newsletter. For parking violations: we will give two notices, then Ameri-tech will send a certified letter and then we will tow. For pet violations: two notices, a certified letter from Ameri-tech and then animal control will be called to remove the animal and, if renters, eviction will be considered. We have cameras at the pool and video of persons in violation. A certified warning letter will be sent to the violators.

Rosanne proposed that we consider going with a company that will do all the background checking for owners wanting to buy in Laurel Oaks and renters who want to rent. They will do all the checking for us for \$70 per member. A one-time set-up fee of \$75 is required. They investigate credit, criminal and character, which may take up to five (5) days. The board is then presented with the results. If the board rejects the applicant, the contracted company, Renters Reference of Florida, will send out the rejection letter, there will be no discrimination or non-compliance with Federal Fair Housing Regulations. A motion was made by Karen Cunningham to begin using *Renters Reference of Florida*, and Karen Zachar 2nd the motion and all those present in favor.

It was further proposed that we consider conducting the interview with the applicants with their (dogs) if applicable. David made a motion that we change in the Rules & Regulation number 18. Leasing (d) section "The Association shall have five (5) business days from the submission of the proposed lease and the required application fee within which to approve or disapprove of the proposed lease by written notice. If disapproved, the proposed lease shall not be made. In the event the Association fails to give written notice of its disapproval of such lease within said five (5) day period, then the lease shall be deemed approved without the necessity of further action by the Association, changed to read fifteen (15) business days from submission and fifteen (15) day period for notice of disapproval. Elizabeth seconded and all in favor. This will enable the proper applicant screening and orientation to take place.

Further discussion was about:

- Our sprinkler problem
- The absence of Shannon's reported work hours
- The waiting on Scott to get us quotes on pressure washing the top half of the buildings.
- Refusing aggressive dog breeds
- Percentage of renters in our community. Information to come from Ameri-tech

Karen Z. volunteered to send a letter to Scott about our concerns.

9:00 Roberto made the motion to adjourn and Elizabeth seconded, all in favor.