

**Laurel Oaks at Country Woods
Condominium Association
Membership Meeting
7:00 p.m. Wed, March 28, 2006
Unity Church of Palm Harbor**

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

Rosanne Nobile
Karen Zachar
Linda Domian
Roberto Sanchez
Edward Heitov
David Kissell Cibulas
Elizabeth Galvin

In attendance: Rosanne, Karen Z, David, Roberto, Edward, Elizabeth and Scott V and Karen from Ameri-Tech were present.

There was no annual election, due to the fact that no other owners submitted their names to the ballot. It was noted that there was a quorum of 40 members / proxies. The meeting was called to order at 7:10pm.

Rosanne Nobile read minutes from the last board meeting that took place on 3/20 that was a special meeting called regarding violation of rules and problems with renters. She discussed the rules and regulations, storm/hurricane notes, parking, eviction rights of the board, pool disturbances late at night, review of change from five day (5) new applicant unit owner and or renter approval process that the board voted to extend to fifteen (15) days in order to allow time to properly screen potential tenants and residents.

Rosanne Nobile discussed the two items for vote:

1. No animals of an aggressive breed further explained the reason for wanting to restrict aggressive dog breeds from property.
Rosanne clarified the issue of "Aggressive Breed" by reading a letter from our attorney to define which breeds are defined as "aggressive".
2. Roll Over Excess Funds.
Rosanne explained that we do not have a "considerable" or "excess" amount of funds in the budget to be concerned with the voting on this issue. Still waiting for the results of the audit.

Rosanne relayed from Brinks report:

1. Our "smoke detectors" were not linked to the ADT system. Apparently some residents believed they were. Brinks will add for a one-time \$50 fee.
2. If there is no telephone in the residence, the system does not operate.

Elizabeth Galvin suggested that 120 units times \$50 would be approximately \$6,000 and a worthwhile idea to safeguard everyone; therefore, the entire Laurel Oaks would be wired to the fire department and create a much safer environment for all. Another resident suggested that if all signed up perhaps Brinks would give us a break in the total price. Discussion ensued more research would be done.

Mrs. Noffz of 2683 Sequoia Terrace asked about the sprinkler system. Rosanne explained the "watering restriction for wells" from the City of Dunedin is that we can sprinkle from midnight to 10:00 am. (days) on Tuesday (even addresses) and Fridays (odd address). It was suggested that using "reclaimed water", which we would have to pay for, be used as an alternative to give us more watering time. Another possibility is to re-drill the "collapsed" well. A quote of \$2,500 to \$3,000 was mentioned as a possible cost to re-drill. Both these options are being researched at the suggestion of Charlie's Wells, to be discussed further in the future.

Rosanne suggested that to re-drill would be a better proposition than to sign into "reclaimed" water. The general consensus was to go in this direction.

Ed, Scott and Rosanne announced that April 3, 4 and 5th are the dates for the tree trimming. Wood will be left in fireplace size logs and stacked for anyone to take and use for firewood next year. The wood will be stacked along the fence at the end of Mahogany & Sequoia where it was last year. It seems the entire supply from last year was used by the residents so we will continue to provide for home use.

Mr. Scott Hood was introduced as a new comer of Laurel Oaks. He will be closing on 1448 Mahogany next month.

The Board Members were asked to give their reports:

Roberto Sanchez, Architectural Committee, explained the efforts being made by the board to keep uniformity, aesthetics and strong values in our properties. Owners wishing to add a patio to the back or front of their unit will use pavers that match the pavers used on the pool deck. It was noted that the back patios facing the pool/tennis court are all different and lack uniform look.

Elizabeth Galvin, Director, has been working with the bank on repayment of the roof loan. She explained how each individual could pay their portion of principal in one lump sum to reduce their monthly fee. Elizabeth read from a letter from the bank outlining the terms suggested by the bank to do an optional prepayment.

Rosanne expressed the idea and desire from many was needed to enter into this agreement to make the effort worthwhile. A suggestion was made to inform the entire membership of this idea because the bank would do it on a "one time" basis only. Rosanne asked for a show of hands from all those interested to get an idea of whether to continue to pursue this opportunity. It was met with mixed results from the unit owners present. This will be discussed at a future date in the next meeting of the board to see if it is worth pursuing.

Edward Heitov, Director, announced that the newsletter will be out after April 1st. Ed reminded all that the web site contains all the meeting minutes.

David Cibulas, Director, informed all of an upcoming social event by the pool. Details will be announced via the news letter.

Karen Zachar, Vice President and Secretary, had nothing to add.

At 9:12 pm, Ed Heitov made a motion to adjourn the meeting and Elizabeth Galvin seconded, all in favor.