

**Laurel Oaks at Country Woods
Condominium Association
Membership Meeting
7:00 p.m. Wed, April 19, 2006
Pool side**

President
Vice Pres.
Secretary
Treasurer
Director
Director
Director

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

In attendance: All Board members, Scott from Ameri-Tech, Debbie Tedesco, Jodi Ball, Cynthia Daniel, Denise Quigley and other owners.

Meeting was called to order at 7:02 p.m.

Minutes of 3-28-06 meeting were accepted with a motion from David Cibulas and seconded by Roberto Sanchez.

First order of business was the resolution of unburdening Karen from serving two positions for this next term. Elizabeth Galvin said she would assume the position of Vice President with conditions that were noted. Karen agreed to continue as Secretary. Ed Heitov made a motion to accept the new board positions, Roberto Sanchez seconded, all in favor.

Scott presented the first Renters Reference application. Roberto and Ed agreed to meet with the applicants for an interview and orientation.

Rosanne presented the Power washing bids. Board elected to go with Extreme Cleaning for \$1100. They will do spot cleaning and if they do a good job, they will get our business in the future. (This bid was under quoted, and requited for \$1,950 approved via email on 4/25) to be ratified at next meeting.

Manager's Report from Scott:

1. The spa has been losing ½" of water every two weeks. This is normal.
2. Shannon to clean all the lower gutters.
3. Shannon repaired the bulletin board.
4. Shannon will attempt to make temporary fix to mailboxes rusted out due to sprinkler at Buckeye & Walnut.
5. Concrete work almost done. Had to wait for root pruning.
6. There is another uneven driveway on Mahogany; money to do the three driveway repairs was pulled from general reserves. We will need to budget for capital expenditures for next year this year capital funds have been spent.
7. Shannon has been able to fix a few sprinklers and has saved us money.
8. Our irrigation system is watering from Midnight Tues and Friday till all zones run for 45 minutes. We are in compliance with Dunedin watering restrictions.

Charles Wells is researching the well that may not be totally collapsed. To connect to Reclaimed water it would cost \$58 a month for the next 20 years or \$7,800 if we pay 100% up front. *There would also be monthly bills for consumption usage and our irrigation system would need to pass a city inspection (these repairs to pass inspection could be very costly) Board agreed the research on the 2nd well should be presented.*

Treasurer's Report given by Linda Domian. We are staying within our budget so far in this first three-month period.

Elizabeth Galvin reported on the terms of the proposed roof loan one-time payoff and resizing. There will be an attachment to go out with the newsletter for a response from the members to see

how many unit owners would be interested based on interest the board will decide if worth while to pursue.

Ed Heitov gave Public Relations report. Newsletter went out the first part of April and there was a positive response. Ed thanked Cynthia Daniels and Andy Barnes for their help. Ed reminded everyone of the social event being held at the pool this coming Sunday at 3 pm. Bring a snack and joy your neighbors.

Rosanne made note that the trees have been trimmed and the wood neatly stacked. A nearby resident voiced a concern about the wood situation in case of a hurricane. Members of the board and other residents present did not think at this point in time it was of great concern and perhaps we could have a contingency plan with Jim Simmons to remove if hurricane is predicted. It was also said that some of the larger logs the maintenance man's friend would be taking so that will lessen the stack. Situation will be monitored.

We are still looking for members to form a Hurricane Preparedness Committee. It could be in coordination with the landscape committee. Anyone interested should contact a board member.

The insurance appraisal came in much higher than anticipated. Previous insurance level was for a value of \$586,000 per building; the current board increased that to \$800,000 per building during the renewal process. The appraisal company had indicated that there had been an appraisal done and assessed the building values at over \$700,000 however for some reason that report was never given to the insurance agent. The current appraisal came in at just over \$1Million dollars per building. \$4,000,000 more than anticipated by this board's budget. The board is hopeful that the insurance assessment amount will cover the additional costs.

Roberto Sanchez gave the Architectural Report. He reviewed some findings of shoddy construction by the builder of Laurel Oaks that has caused damage to a wall with in a unit. Handiworks has been doing a good job for good prices we asked that they quote a repair of the damages to Roberto's architectural specifications. We will consider them for future projects.

Debra Tedesco and Jodi Ball gave a Landscape Committee report. They will be putting pots w/flowers and ivy around the pool. The Hibiscus will be cut down to the top of the fence level around the pool. Talked about ground cover that will work on bare areas. Some residents have been watering beyond restrictions. A letter will go out if it continues because this watering doesn't come from the well, it is actually city water that will be costly.

Rosanne reported that the Brinks installs took longer than anticipated so some residents were upset. Security Concepts the 3rd party that did the installs also found many systems did not work properly nor had they ever been rigged to work properly. Brinks is now monitoring along with ADT, although we are only paying ADT through June. Brinks contract does not begin until July but they have already to begun monitoring. Pushing the panic alarm will bring the police even if you cancel immediately after. Do not leave the premises until you receive a phone call from Brinks after the panic button has been depressed. Brinks wants us to be happy so we are still trying to work out some other issues with them that may have an added benefit to our residents. A letter or in the newsletter we will relay this to residents.

Karen made a motion to adjourn the meeting at 8:55 p.m. Roberto seconded.