

**Laurel Oaks at Country Woods
Condominium Association
Membership Meeting
7:00 p.m. Wed, May 17, 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

All Board members, except Rosanne Nobile, were in attendance. Also Mike from Ameri-Tech and residents Scott & Diane Hood, Katherine Simeone, Marcia Baughey, Cynthia Daniel, John Moore, and also Dave Sttezel from All Purpose Handyman were also present. Elizabeth Galvin, acting President, at 7:05 p.m, called meeting to order.

Minutes of 4-19-06 meeting were approved.

Manager's Report.

1. Delinquency Report: 10 not current by one month, 1 is liened.
2. Discussed Shannon, our maintenance person, and the possibility of Shannon going to another site and only coming here to do specific jobs, perhaps carpentry. We will save 20 hours a week and we can hire someone for 3 days a week to do janitorial work for \$15.00 an hour. Cleaning the pool area, sweeping the tennis court and replacing light bulbs. David made a motion to hire the 3-day a week person and Roberto seconded the motion, all were in favor. Mike will set it up.
3. New owner at **1486 Mahogany** and Roberto agreed to do orientation.
4. New owners and former renters, Bob & Trudy asked how to pay the condo fees. Mike explained the fees and the approval process.

Treasurer's Report

1. Linda Domian reported the \$65,747 income; \$66,600 expenses, leaving -\$853.

Public Relations Report

1. Ed Heitov reported that the next newsletter will be out the first week of June. He described the input to the newsletter from the Board and Property Management Manager.
2. Attached to the Newsletter will be information regarding the roof loan interest for those who want to pay off their unit's share.
3. Talked about the trash pick-up container free from the City of Dunedin. We don't know about any cost difference for the automated pick-up.
4. Social committee is looking for social ideas. There has not been too much participation from the residents.

Architectural Report

1. Roberto Sanchez reported that the outside work was completed at 2661 Sequoia and the owner will be responsible for the inside. There were three bids and All Purpose Handyman did the work.
2. Discussed repairs at 1688 Walnut and the responsibility for the **1 foot bottom trim**. The owner is responsible.
3. Cynthia Daniels reported that water comes into her unit during rains because of the poor drainage at her back door. Putting in a new patio is her expense but she wants the association to be responsible for correcting the grade. Cost for association to fix per Roberto is \$208.
4. Roberto introduced the SUMMITT GROUP who will be doing the new patios with the same pavers as used on the pool deck. Rory Summers and Victor Lamb can be contacted at 727-501-5283 or 727-639-2800. They charge \$1.25 / hour installation; they work on Saturdays; \$2.75 / sq ft for the pavers; sand and cement extra. The pest control people will be asked about the

termite traps that are close to some of the back doors. Can they be moved out a couple feet if necessary? The board will check the condominium documents / declarations for size of extensions from back doors for the patios. Some say 8 foot limit and some say 6 foot limit. If no standard is established, the board may consider looking into the possibility of setting a standard limit and requiring that only pavers like the pool pavers be used.

Grounds & Landscaping Committee

1. Not present
2. Grounds look good.

Old Business

1. Roof loan details coming in Newsletter as an attachment.
2. Telephone interviews are possible for new residents not in the area before settlement.
3. Charles Wells will be reporting on the status of the collapsed well.
4. Power washing is complete.

New Business

1. Audit completion due in a couple of weeks.
2. Working on Citizens to amend policy dependant on the new appraisal.
3. Skylight repairs for inside cracks.

Linda made a motion to adjourn the meeting; Karen seconded the motion and all in favor.

Respectively submitted.

Karen Zachar, Secretary