

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
7:00 p.m. Wed, June 14, 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

Board members Rosanne Nobile, Ed Heitov, Karen Zachar, Roberto Sanchez, Linda Domian, Scott V of Ameri-tech, and residents Debra Tedesco, Barbara Moscato, Marsha Baughey, Scott Hood & Charlotte Manooshian were present.

Rosanne Nobile called meeting to order at 7:02 pm.

Motion to approve minutes of 5-17-06 meeting was made by Ed and seconded by Roberto. All were in favor.

Manager's Report.

1. Unit 605 had a lien placed for being three month delinquent; went to foreclosure and was paid in full; is now again delinquent.

2. Our new part time, Mon, Wed & Fri. maintenance person, Mary, does the pool area and restrooms which takes 20 minutes, checking on the lower gutters and will pressure wash sidewalks & driveways and other light projects in her 3 hours here 3 days per week. She is also taking the Real Estate signs in on Mondays and putting back out on Fridays. She will be meeting with Ed and Scott on Wednesdays.

3. Non-compliance issues. 1. Two doors on property are unacceptable; one is new and needs painting. Scott will send a tactful letter about providing the paint & painter

4. Bids for cleaning upper gutters. GutterMan of Tampa Bay \$1450. Brad Heimanns \$1300. Scott will handle getting gutters cleaned and some installed on bldg 3 that have none. Behind buildings 3 & 4 due to lack of gutters is causing a washout of mud and dirt.

6. As of 5/5/06 our insurance agent informed that we are covered from May to December for \$1,000,000.00 per building. An additional payment of \$20,000 from assessment first 1/2 of the insurance assessment has been paid to save some interest on the account.

Treasurer's Report

1. Linda Domian reported Revenue of \$48,000; total expenses \$65,200; deficit of \$16,700. All balances. YTD approximately \$270,000 with expenses of \$269,000 puts us in the black \$931.00.

2. Shannon, former maintenance person, at \$30,000 per year was paid \$13,000 through May. Mary, current part-time maintenance person will receive \$15/hour for approx 10 hours a week. Over July – Dec we should see considerable cost savings in this area.

3. Audit update. Due possibly next Monday, June 19, 2006.

Public Relations Report

1. Ed Heitov reported that the June / July Newsletter is out and the next one is due in August

2. Ed thanked Cynthia Daniel for her continued great work on our web site.

3. Fully automated trash pick up from the City of Dunedin is coming. There are two sized of containers, 60 gallon and 40 gallon. Recycling will be included for an approx total of \$9.50 / month instead of our current \$15.00 / month per unit.

4. Social committee has no report. David Cibulas is leaving do to job opportunity in Sarasota creating a board vacancy on 7/5/06. Anyone interested in the position should contact a board member. Board members were also asked to try to recruit a proactive resident.

Architectural Report

1. Roberto Sanchez reported that the board will serve as the architectural committee and Roberto will be the Director of the committee, until a committee of 3 members is established if there is resident participation.

2. Roberto presented the plans and made a motion that the patios be approved for 1448 and 1450 Mahogany and Ed seconded the motion, all in favor. A motion to approve the plans for the patio at 1462 Buckeye was made by Roberto and seconded by Rosanne. A motion to approve the plans for the new archway gate at 2653 was made by Roberto and seconded by Karen.

3. The board discussed procedures for architectural improvements cited on pages 15 / 17 / 8 / 9 of our Condo Docs.

4. A big thanks to Roberto for all his work with people wanting to make improvements this is a step in the right direction.

5. Roof loan pay-off has eight people interested so far. Roberto and Elizabeth will set up a meeting with the banker to explain. A letter can go out to inquire of more interest.

4. Priscilla Van Nostran at 21653 has a skylight that is cracked. Roberto suggests that it be replaced, which costs less that \$350. Debra Tedesco and others present raised the question are skylights considered windows and if so, they will be the responsibility of the owner or are they the roof? Rosanne mentioned that our documents do not mention "skylights" so after a discussion the board made the request to Scott to pay Steve Mezer for a legal opinion.

One of the goals of the present board is to modify and clarify our documents.

Grounds & Landscaping Committee

1. Nothing to report

Old Business

1. Proposal to drill new well \$3500 - \$5000. This is a non-budgeted capital expenditure that will have to wait till funds are available. Proposal to take landscaping budget and use towards changing out the timers for the irrigation system or doing other needed repairs to maintenance system. We may need digital timers to control the sprinkler zones.

New Business

1. Hurricane task force meeting will be held at poolside on Thursday June 15 at 7 pm.

Karen made a motion to adjourn the meeting at 8 pm and Ed seconded the motion and all in favor.

Respectively submitted.

Karen Zachar, Secretary