

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
7:00 p.m. Wed, July 26, 2006
Pool side**

President
Vice Pres.
Secretary
Treasurer
Director
Director
Director

Rosanne Nobile
Elizabeth Galvin
Karen Zachar
Linda Domian
Roberto Sanchez
Edward Heitov
Jim Chapman

Board members Rosanne Nobile, Ed Heitov, Karen Zachar, Roberto Sanchez, Linda Domian, Elizabeth Galvin, Scott V of Ameri-tech, and residents Cynthia Daniel, Andy Barnes and Manuel were present.

Rosanne Nobile called meeting to order at 7:00 pm.

Motion to approve minutes of 6/14/06 meeting was made by Roberto and seconded by Karen Z all were in favor.

Discussion entailed regarding the patio/porch additions and the board decided that although residents in the effected building would be requested to approve any patio modification or addition the final approval would be up to the board. This would eliminate the possible effect of any personal issues between neighbors. The terminology added "The Board reserves the right to final veto to objections considered unfounded and of personal character rather than of pre approved technical nature."

Manager's Report.

1. We have one major delinquency and the property is under contract and the monies due should settle in thirty days.
2. The board agreed that starting January 1, 2007, there will be a \$25.00 late fee for maintenance fees received after the 15th of the month. This is a result of reviewing the monthly delinquencies and seeing the same 6 or so names over and over again. The management company charges the association for delinquent notices etc. So the late payers need to pay a late fee to cover those added expenses they are creating.
3. Non-compliance issues. 1. White door on Mahogany will be painted.
4. Every building should have two fire extinguishers. Missing ones will be replaced. Scott has scheduled Fire Extinguisher inspection.
5. Mary, our maintenance person, works 9 to 10 hours a week. Rosanne asked Scott to have Mary start to power wash the brick at the Laurel Oaks entrance and then start on the interior walks around the tennis and pool area.
6. Ed and Karen have volunteered to interview the new residents purchasing 1500 Mahogany.
7. Sprinkler system is a big problem. Charlie's Wells is not readily available when we need them. He is on a month-to-month agreement so we need to find certified sprinkler people and budget for them for next year. Scott to get bids from Luke Brothers for next meeting
8. Audit Update. Found no invoices for payments of \$2,125.00 made to Virgil Morgan, These payments were made in Jan and Feb of 2005 prior to new board and Ameri-tech taking over. The board is aware of rodent problem on Sequoia at that time that Larry Abbott the prior Pres was having Virgil try to remedy.

Old Business

1. Gutters. Bid from Expert Property Services, LLC for the correction of the drainage issue at 2676 & 2680 Walnut was \$720.00. Also to replace the gutters on building 4 with 6" gutters on the South side for \$370.00 and the North side for \$270. We have \$1500 per month for building maintenance and this will cover. Roberto made a motion that we accept the bid not too exceed \$720 for the two drains and the \$640 for the gutters and Rosanne seconded the motion, all were in favor.

2. For problems encountered by owners due to poor building construction, the board will consider case-by-case solutions and urgency. Some owners have expressed willingness to partially subsidize repairs due to lack of budgeted dollars, for those willing to do this the board will consider on a case by case basis, since it is most favorable to the association.

Treasurer's Report

1. Linda Domian reported Revenue of \$48,000 (under budget); total expenses \$21,000; deficit of \$2,800. All balances. YTD approximately \$318,000 with expenses of \$320,000 puts us negative \$1900.00. \$ 4,500 over on building maintenance. Rosanne added this should be offset with the departure of a full time maintenance person which we will see July – Dec.

Public Relations Report

Ed Heitov reported that the Newsletter will be out next week and will include:

1. Update on Trash containers.
2. Reminder of second half of special assessment due in October.
3. Reminder to let Roberto know about grills, generators and chain saws.
4. List of addresses with new patios.
5. Social event
6. Jim Chapman volunteered to be the new Director on the board.

7. Meeting with Skip Rennell from Colonial Bank to answer questions from owners interested in paying off their unit's obligation of the roof loan to lower their monthly maintenance fee. He will answer questions from owners at the Dunedin Library located at 223 Douglas Ave from 6 pm to 8 pm on 9/6/06. Elizabeth will post on mailboxes.

Architectural Report

Roberto Sanchez reported:

1. Board will buy Walkie Talkies for the Hurricane Captains who don't have them.
2. We have an opening on the board since David moved to Sarasota and Jim Chapman volunteered to fill the position. Ed made the motion to accept Jim Chapman, Elizabeth seconded the motion and all were in favor.
3. Automated trash pick up. Ed will distribute a letter as to when the 40-gallon containers will be delivered. Recycling flyer will accompany letter. We will be saving \$7,000 a year on our trash cost.

Grounds & Landscaping Committee

1. Nothing to report

Karen made a motion to adjourn the meeting at 8:40 pm, Ed seconded the motion and all were in favor.

Respectively submitted.

Karen Zachar, Secretary