

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
7:00 p.m. Wed, Aug 23, 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, Jim Chapman, Linda Domian, Elizabeth Galvin, and Mike Perez of Ameri-tech were present. Rosanne Nobile called meeting to order at 7:05 pm.

Motion to approve minutes of 7/26/06 meeting was made by Roberto Sanchez and seconded by Ed Heitov, all were in favor.

Old Business

1. Sprinkler System needs two new timers, \$500 each, from Charlie Wells. Elizabeth Motioned that we spend \$1,000 on the timers, Roberto seconded and all approved.
2. Nutrilawn, Inc. did an annual grub treatment today. They said that we don't have a grub problem on Walnut they think the loss of grass again is due to lack of proper irrigation.
3. Board is in receipt and has had time to review the audit draft. Ed motioned to accept and Rosanne seconded, all in favor. All board members initialed copy to returned to Eddie Pages office. The only deficiency noted was there was approx \$2000 worth of payments to Virgil for Squirrel control that were not supported by invoices. These payments were made in Jan of 2005 prior to Ameri-Tech and current board taking over. But board did note there was a serious squirrel problem in Bldg #14 at that time.

Manager's Report.

1. No delinquencies
2. Cash flow is positive.
3. Insurance bill for increased values is not in yet.
4. Most important issue at the moment is the roofs. There are many reported leaks. Board discussed the problems and the maintenance agreement that Tar Heel presented; this time informing us that the agreement includes more than just inspections, also includes cleaning the gutters. Since we have been getting quotes for gutter cleaning, it was proposed that we approve the maintenance agreement for next year, when it can be budgeted, with additions to include the downs and blow off roofs two times. The cost is \$11,000 per year. No decision was made regarding this proposal until more research takes place.

A detailed discussion ensued regarding a course of action the board should pursue regarding the rash of roof leaks and Tar Heels claims that we are not taking proper care of them. Jim Chapman suggested that we get G.E. involved and perhaps litigate because the roofs have only been in place less then three years. The board decided that we would take the following action 1) Contact GE 2) Contact Steve Mezer for a legal opinion. Rosanne agreed to take the above action on behalf of the board.

5. The meeting with the bank to answer questions about the roof pay offs will be postponed until later in light of the recent roof issues. Rosanne made the motion to postpone and Linda seconded, all in favor.

Public Relations Report

Ed Heitov reported that the last Newsletter was out on 1 August and the next one will be out the first of October.

1. Cynthia has updated our web site. Ed has statistics on who is looking at the web site and how many hits.
2. The next social event will be in October as an Octoberfest.

Architectural Report

Roberto Sanchez reported that our pool pavers need to be resealed. Perhaps some owners would like to partake in the resealing and save the community \$500. Roberto, Jim and Ed will ask around.

Grounds & Landscaping Committee

1. Pool area landscaping not complete but looks great.
2. Roberto found someone to take away all the extra concrete for \$100. Elizabeth made the motion that we pay the \$100, Karen seconded, all in favor. Roberto will handle.

Rosanne reported that we need to schedule the budget workshop. It will be held at the Dunedin Library at 6 pm on September 6th. We already have the space since the bank meeting was postponed. Mike Perez will make up spreadsheets for us. Rosanne asked that Karen, Elizabeth and Linda be present. Mike noted that four makes up a quorum and it will need to be announced. A notice will be posted.

Karen made a motion to adjourn the meeting at 8:30 pm, Ed seconded the motion and all were in favor.

Respectively submitted.
Karen Zachar, Secretary