

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
7:00 p.m. Wed, Sept 13, 2006
2661 Walnut**

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, Elizabeth Galvin, Scott of Ameri-tech, and owners Harry Lamb, Scott Hood and Mary Jo Sanchez were present. Rosanne Nobile called meeting to order at 7:05 pm.

A Motion to approve minutes of the 8/23/06 meeting was made by Jim Chapman and seconded by Ed Heitov, all were in favor.

A Motion was made to slightly amend the Rules and Regulations to address the new procedures for trash pick up and recycling. A motion was made by Rosanne to accept the change in documented trash rules and 2nd by Ed, all others present in favor.

Motion was made to change the location of the monthly board meetings when the time changes to the Dunedin Library rather than in a private home. Elizabeth was going to inquire with the Library on availability, and Motion by Rosanne and seconded by Elizabeth that we would seek alternative location. All were in favor.

Treasurer's Report

2005 /2006 insurance policy at this point has been paid in full. A roof payment was made on the 1st and 31st of August so it appears that we paid twice in one month but the 8/31 payment was for Sept installment.

Manager's Report.

1. Audit is complete.
2. Interior walkways in the process of being power washed. New Power washer is not running and has been brought in for repairs under the extended warranty policy.
3. \$2,000 quote from Gutter Man of Tampa Bay + up to \$400 for any additional minor repairs to clean all upper gutters and downspouts was presented and approved. Elizabeth made the motion, Jim seconded, all were in favor of accepting.

Architectural Report

1. Waiting for the engineers to check out the current roof leaks and let GE respond before we present this to our attorney.
2. Tar Heel has not responded to our inquiries about the reason for the leaks but has done some work on the roofs without any information of what was done.
3. Discussion regarding the need to hire a Forensic architectural engineer to study the roof system. One firm has submitted bid another one pending and a resident who is employed as Roof consultant is also going to review warranty and other documents.

Public Relations Report

1. Ed is going to add to the newsletter that owners can take some responsibility of their units if they want to clean their lower gutters and downspouts or do any repairs by requesting permission from Ameri-tech or the Architectural Committee, Roberto Sanchez, chairman.

Rosanne went over the proposed budget that the budget committee prepared in detail and some items were discussed. Some of the board members want to keep the fees at less than 400 per month so the board agreed to reduce pool furniture reserves from \$5000 to \$1000 and a few other items were trimmed as well. The budget changed will be forwarded to board members again and will not be officially adopted until November.

Karen made a motion to adjourn the meeting at 9:00 pm, Ed seconded the motion and all were in favor.

Respectively submitted.
Karen Zachar, Secretary