

**Laurel Oaks at Country Woods
Condominium Association
Board Meeting
7:00 p.m. Wed, Oct 18, 2006
Unity Church, 1960 Tampa Road**

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, Jim Chapman, Elizabeth Galvin, Linda Domian, Scott of Ameri-tech, and owners Barbara Moscato. Trudy Chapman and Andy Barnes were present. Rosanne Nobile called meeting to order at 7:00 pm.

A Motion to approve minutes of the 9/13/06 meeting was made by Jim Chapman and seconded by Ed Heitov, all were in favor.

Manager's Report.

1. Presented invoices for interior work at 1468 Mahogany. Any interior trim is responsibility of the owner
2. Did not get a breakdown of Mary's work. She turned in receipts from Home Depot for reimbursement however the board has stressed that we would be willing to pick up R & M supplies as needed she just needs to provide list. Scott to be sure Mary lets him know what is needed as matter of routine.
3. For any items Mary needs, i.e. trash bags, etc. Rosanne or Ed will shop.
4. Ask Mary to power wash pads under the mailboxes.
5. Jim Chapman suggested we create a calendar for work shop programming chores and projects on a monthly or annual basis.
6. 1510 Mahogany ~ Owner has not submitted application and \$100 for tenant that has not yet been approved but has been occupying unit for several months now. Tenant sent letter to owner stating she may break lease due to mold issues in unit . . . board never approve unit to be rented.
7. Four doors are not in compliance. One is white and all doors have to be the same color. Owners informed by letter from Scott.
8. The Gutterman was contracted to clean out all the upper gutters and downspouts. Mary will check on downspouts. All the lower gutters have been cleaned.
9. Three bids, all \$850, came in to fix 1486 Mahogany sidewalk. Rosanne made a motion to fix and Elizabeth seconded, all in favor.
10. All the soffits are repaired.

President's Report, Rosanne Nobile

1. Proposed final budget is in the mail and will be received on the 19th of October. The insurance estimate is now \$180,000 instead of the original estimate of \$215,000. The professional fees are reduced by \$5,000 and Pool furniture reserves was reduced to \$1,000 per requests from the board to keep monthly fees at \$395. The trash rates were increased 5.6%, sewer and water will increase 7.5% in November 2006 and again in November of 2007, per the City of Dunedin.
2. Our fees can stay at \$395 with an assessment of \$475 in March 2007 and \$475 in October 2007. The fees stay the same but assessment must go up due to the \$57,000 insurance increase.

3. Discussed having a fully funded budget which is the law unless waived by the members. A proxy will go out to all owners to waive having the fully funded budget or our fees will be over \$700.00 per month. Everyone should talk to their neighbors to make sure they mail in their proxies, bring them to the meeting, or give them to a board member to take to the meeting to assure a majority vote.

4. Rosanne brought up the possibility of have a community garage sale. Board discussed the details. A permit will have to be obtained from the City of Dunedin. It may be brought up at the November meeting.

5. Rosanne sent a letter to Tar Heel in reference to the Warranty #10-12968-01 on October 13, 2006 and there is no response from the certified letter.

Treasurer's Report, Linda Domian

Total Revenue \$52,736; Total Expenses \$58,363; Current Variance \$5,626; YTD \$13,537.68.

1. The auditor provide year end journal entries from prior year and Ameri-tech recorded in Sept so some of the month to date numbers look odd.

Public Relations Report, Ed Heitov

1. Unexpected cost of \$5.00 per unit from Dunedin for the blue recycle bins, it is considered a deposit. There was no prior indication of the \$600.00 expense and Ed could not get them to reduce the cost.

2. Newsletter went out on the 1st of October. Ed thanked Cynthia for her excellent job on the web site.

3. Community directory update. Ed & Karen will be sending out a questionnaire to the owners and Ameri-Tech will provide a list to Karen. It may go out in the form of an addendum.

4. There is no social event interest at this time.

Architectural Report, Rosanne for Roberto

1. The sample painted light fixtures by Harry Lamb look very nice. Everyone likes the black but board decided to stay with the hammered brass look as to not cause any more resident out bursts.

Grounds and Landscaping, Barbara Moscato

1. Planter boxes at front entrances will have the Oyster plants removed and replaced by Crotons thanks to Barbara Moscato's dedication.

2. The islands are all full of roots and the ground is like rock and nothing will grow. Suggested that we have someone flatten and cover with mulch or rock. Discussion ensued may try different look on one island that is in poor condition to see how it looks.

3. The mulch on the corner of Sequoia was discussed. It was not approved; however, a previous board approved mulch on properties on Walnut. Once we get the sprinkler system up and running properly, the mulch can be removed and replaced with sod. Mulch to be removed by owners who put down and the sod will be purchased and put down by the association next year when the 2nd well is working.

4. Grass is turning brown in areas around the property. Neutra-Lawn should be addressing. Discussion regarding the irrigation companies and the lawn service providers ensued, landscape committee looking at other vendors.

At 9:10 p.m. Karen Zachar made a motion to adjourn and Linda Domian seconded, all in favor.

Respectively submitted.

Karen Zachar, Secretary