

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
7:00 p.m. Wed, Dec 20, 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

All board members except Linda Domian and Jim Chapman were present there were also several owners. Rosanne Nobile called the meeting to order at 7:00 pm.

A Motion to approve minutes of the 11/15/06 meeting was made by Ed Heitov and seconded by Roberto Sanchez, all were in favor.

Manager Report

1. Scott, from Ameri-tech, reported one delinquency late on second assessment payment. Two delinquent as of 11/30/06. Scott was reminded that a \$25 late fee will be assessed after January 1, 2007 for payments received after 15th of the month and **should be printed on coupons.**
2. On non-compliant issues:
 - A. Water softener has been moved inside.
 - B. All doors except one are now in compliance. Third notice to go out and Scott will now personally call the owners.
3. Movers present at building 10 on Walnut. Scott will call and question owners.
4. Holiday bonus for Mary, our part-time maintenance person, was discussed. Karen made a motion that we give her \$50 and Rosanne seconded the motion, all in favor.
5. We have a well-project quote from Charlies Well from last May and we need two more for the next meeting.
6. Insurance renewal came in and the documents were sent back for correction because each building was incorrectly insuring each building for only 90% of value. Each building should be insured to 100% replacement value. Installment interest for ten months is expensive was not calculated in quote and amounts to \$4,500 at 7.92%.

Treasurer Report

1. At present there are several outstanding bills from vendors, \$5,500 in outstanding building maintenance and \$1,000 outstanding for search for electrical short. \$7,000 - \$8,000 missing will show for next month per Scott. Any pipe in the ground is the responsibility of the Association.
2. **After discussion a motion was made by Elizabeth made the motion to let the gutter guy do the remaining gutter repairs for \$400. Roberto seconded the motion, all in favor.**
3. Annual audit proposal is \$5,500. A \$500 increase over last year we agreed too much an increase year over year and are going to see if CPA will come down in pricing.

Architectural Report

1. Roberto is in contact with the owner at 1510 Mahogany. Ready to close out mold remediation. There is still some sagging and this can be corrected by John for no more that \$200. No quote yet from forensic architect. Roberto will remind owner of the \$100 fee not paid when his renter moved in without interview and fee.
2. Proposal for Architectural change to lanai at 2686 Walnut approved.

3. Brighthouse failed to bury cable and came back to bury on Walnut.
4. D. Noren, on Buckeye, had a leak that John repaired on the outside and he is waiting for someone to be home during the day to repair the inside.
5. Driveway on Mahogany has a three foot section to be removed, tree root to be shaved and driveway repaired.
6. There is no more money until first quarter of 2007 to do further concrete repairs.

Public Relations

1. Newsletter went out the first week of December with attached request form for owners to be added or changed in directory.
2. Ed announced he is retiring from doing the Newsletter. We are looking for someone to take over the responsibility. Again we thanked Cynthia for all her work on the web site and newsletter.

Grounds Committee

1. Barbara is waiting for a bid on the entire property from a landscaper.
2. The excess tile needs to be removed from the side of the pool shed.
3. Trash needs to be inside the trash cans to be picked up. Our cost is reduced because with automatic pick up, there is no one supposed to leave the truck.
4. The sprinklers are still not right. Sprinkler maintenance should be the third week of the month. We need to get a new sprinkler company and get two other bids to include hourly repair rate.

Rosanne announced that our next meetings will be at the Dunedin Library at 223 Douglas Avenue from 6:30 pm to 7:45 pm. The meeting dates for 2007 will be January 17th, February 21st and March 21st.

Dan Daniels brought up the subject of parking passes and the rule was discussed. It was decided that everyone should receive a guest pass with the owner's address number affixed. The rule would have to be amended in the Rules and Regulation with an e-mail with this stated to be sent to Scott at Ameri-Tech.

Scott will call owner at 1450 to inquire about the owner's knowledge of all the different house guests constantly coming in at 3:00-4:00 am.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Karen Zachar, Secretary