

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
6:30 p.m. Wed, Jan. 17, 2007
Dunedin Library**

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 Elizabeth Galvin & Karen Zachar were present. Larry Worley of Ameri-tech, Mary Jo Sanchez, Debbie Tedesco and Barbara Moscato were also in attendance. Rosanne Nobile called the meeting to order at 6:30 pm.

A Motion to approve minutes from the 12/20/06 meeting was made by Jim Chapman and seconded by Linda Domian, all others were in favor.

Rosanne announced that the City of Dunedin called to let us know that Christmas trees are not part of our regular trash removal. Laurel Oaks will be charged \$15 per household and the trees must be put out on curbs and one pick up to take place. This must be a coordinated effort next year and communicated via the newsletter.

Manager Report

1. \$25 penalties will go into effect for two delinquent late payment cases.
2. On non-compliant issues:
 - A. The green car parking overnight continues at the north end of Walnut. Board agrees to a last sticker announcing towing away as next resort. Debbie Tedesco will execute.

Further items:

- Borrowing maintenance equipment is not permitted.
- Brick pavers left behind the building on Buckeye are to be picked up and taken to be stored in the maintenance shed or under the deck in the pool area. This is to be expedited by Mary.
- Bighthouse to bury the cable exposed on grass at north end of bldg 19. Larry Worley will speak with them again.
- Lily Wright, bldg 13 to be reminded to repair the heat recovery unit.
- Motion was made by Rosanne to approve Paul's masonry on driveway repair proposal conditioned that:
 - ~Larry clears reliability of contractor.
 - ~clarification of where is location of "parking pad" described as 1528 Sequoia. Ed Heitov seconded, all in favor.
- Second quote on Well repair for sprinkler Irrigation, was presented by Debbie Tedesco & Barbara Mascoto reports: Forever Green who offered to meet with board. Recommended a pressurized pump like one out front.
 - ~3 HP pump to be required (230v)
 - ~120' deep, drop 2" galvanized pipe
 - ~ needs to get in there and guarantee it functionality
 - ~ One year guarantee on pump

~Proposal is for \$3,8505 to \$5,000 depending how deep if any drilling needs to be done. This vendor had provided three references. And the landscape committee wanted to do a bit more research before final decision was made.

Larry is not in favor of Charley Well's proposal would like to see us change irrigation companies.

Landscape committee will check background and give final report.

- Landscape committee reports: various problems associated with ground sinking and dead grass.

~ Larry suggests:

1. Resolve irrigation FIRST.
2. Proper fertilization (including + replace sprinkler heads)

And offers to bring a reliable contractor he knows to diagnose "tropical irrigation" and will invite to visit.

Roberto presented a well organized solution to center islands landscape. Landscape committee requested a copy of Roberto's drawings and specifications

- Proposal report from forensic engineer regarding roofs has not been received.
- Board needs to recruit the right people for next board vote. It is a good idea to recruit new persons and capable persons into the system. The improvement is directly proportional to the way Laurel Oaks looks.

Architectural Report

1. Board approved \$1,400 for final repairs on roof / ceiling at 1510 Mahogany.
2. Donna Noren is happy with all leak repairs on her unit. It was done right.
3. Jim Chapman suggests repair & seal of all the speed bumps. Larry will suggest a contractor Jim to research costs may not be in the 2007 budget.
4. Larry will walk the pool – Jacuzzi for assessment of tile repairs.

Minutes taken by Roberto Sanchez in Karen's absence (THANK YOU, ROBERTO) and

Respectfully submitted,

Karen Zachar, Secretary