

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
6:30 p.m. Wed, Feb 21, 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, Roberto Sanchez and Ed Heitov were present. Mary Jo Sanchez, Debbie Tedesco and Barbara Mascoto were also in attendance. Rosanne Nobile called the meeting to order at 6:35 pm. Larry Worley, Ameri-tech entered meeting at 7 p.m.

A Motion to approve minutes of the 1/17/07 meeting was made by Jim Chapman and seconded by Rosanne Nobile, all were in favor.

1. Interview of new residents was discussed. The garage and front door at 1460 Mahogany needs painted. Owner will be notified.
2. Debra Tedesco submitted plans to replace her screened porch with acrylic to the architectural committee. Roberto reviewed the plans and notified the board that these plans were in compliance and recommended they be approved. Jim Chapman made a motion to approve and Elizabeth seconded, all in favor.
3. Barbara Moscato and Roberto Sanchez found a grant for landscaping through Pinellas County budget for use within communities like Laurel Oaks. The application was made on Feb 5th so far no response received. They are going to look in Dunedin grants.
4. Roof consulting is still pending. Rosanne has been in contact with Francis Reed and we are waiting for our proposal. Jim Chapman said he would do a follow up call to try to find out when and if a proposal will come.
5. Larry Worley, Ameri-tech, mentioned a new roof leak had been reported. Rosanne noted that to be in compliance all / every roof leak or roof problem must be communicated from Ameri-tech to the Board to G.E. via certified letter. Rosanne will do a form letter to be used for every problem reported. If Ameri-tech does not adhere to proper notification procedures going forward it will interfere with our roof warranty compliance.
6. Sean at Forever Green won the bid and will install a pressure volume tank, 3 HP sub pump, etc for \$3850. If necessary to redrill the well the cost will be \$5,000 up to 1,000 ft deep. Jim Chapman made a motion to approve at this price, if there is more cost, the board must approve it further. Karen seconded and all in favor. Debra and Barbara are overseeing this project.
7. 2007 election coming up at next meeting, only five are running. The present board may select two additional board members.

Manager Report

1. Heat recovery unit to be removed at 2656 Sequoia Terrace. Larry will get Ms Wright a recommended vendor for the job.
2. Larry will look at the tile on the pool & Jacuzzi tomorrow.
3. 1463 Mahogany – concrete work for \$1400 done by John. Since the board was unaware of an approval, it will be discussed at the next meeting to find out why proper procedure was not followed. No more concrete work will be done until that time.
4. 1471 has two skylights leaking at seal. Tar Heel should be notified.
5. 2666 Sequoia had a problem at her French door. Roberto proposed the need for a support beam. Jim Chapman did not agree and suggested another solution. Barbara the unit owner will get bids from a couple contractors.
6. Larry and John will walk the property, survey the wood that needs replaced, take photos and categorize the findings.

Motion to adjourn the meeting at 8 p.m. made by Karen Zachar and seconded by Elizabeth Galvin.

Respectfully submitted,

Karen Zachar

Karen Zachar, Secretary