

**Laurel Oaks at Country Woods
Condominium Association
2007 Annual Meeting
6:30 p.m. Wed, March 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 Jim Chapman were present. Rosanne Nobile called the meeting to order at 6:48 pm. Larry Worley & Scott Vignery of Ameri-Tech Property Management were present to sign in the members and verify a quorum. A quorum was established. There was no annual election because five existing board members were the only ones to turn in their paperwork. The new board will recruit two new members

A Motion to approve minutes of last year was made by Elizabeth Galvin and seconded by Rosanne Nobile, all were in favor.

There were no Committee Reports.

Unfinished Business:

1. Scott Hood inquired of the litigation regarding the roofs. Rosanne explained there was no litigation but it is still being researched. Tar Heel and GE are contending that the leaks are due to insects and debris on the roofs. We are currently taking bids for a Forensic Architectural Engineer consultant. At the present time there are no known leaks by the members present. Rosanne explained what an engineer would look for.

Larry Worley explained the roof problem and how the roof was laid over the existing tile without removal of the existing roofing which covered some existing roof problems. Larry explained the normal warranties from installers and from manufacturers.

Roberto Sanchez explained the roofing contract contained no paragraph stating any collateral problems of the material. We have documented all the leaks from each owner so we can present them to GE. Tar Heel has made repairs without charge which leads us to suspect they know they are at fault.

Scott Hood asked if we budgeted for this consultation cost. Rosanne reported that we became aware of this problem during last year's rainy season and we budgeted \$7,000 for consulting. She also said that it is written in the contract that we cannot sue but can arbitrate.

2. The Board budgeted to have the gutters and roofs cleaned two times a year and trees trimmed one time, in April / May, before hurricane season. Jack Moore said he might be interested in overseeing gutter cleaning and leaf removal.

3. Interior lighting was discussed. The cable underground is bad and we need to look into an alternative to the low lights that get hit by the mowers, etc.

4. An owner questioned if we were going to realize a reduction in our insurance. Scott Vignery said we will either pay a little more next year or stay the same.

5. Ed Heitov reported that the second well was installed today and we are hoping that with the second well there will be more pressure to cause some sprinklers that do not activate. We will know more later.

New Business:

1. Larry Worley explained the wood problems he observed while taking pictures during his walk through the property. These problems need to be repaired as soon as possible to eliminate further problems.

Motion to adjourn the meeting at 8 p.m. made by Linda Domian and seconded by Roberto Sanchez.

Respectfully submitted,

Karen Zachar

Karen Zachar, Secretary