

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
6.30 p.m. Wed., Jun 20, 2007
Pool area
Laurel Oaks**

President
Vice Pres
Director
Treasurer
Director
Director
Director
Sec.

Karen Zachar
Edward Heitov
Roberto A. Sanchez
Elizabeth Galvin
Linda Domian
Barbara Epstein
Barbara Moscato
Vacant

In attendance were Karen Z, Ed H, Barbara E, Roberto S, Barbara M and Larry W. from Ameri-Tech. Also in attendance were various homeowners. Meeting was called to order at 6:33 pm. by Karen Zachar

I. Open Session

A. Minutes

Minutes from Meeting on 5/16 were approved. Ed H made a motion to approve the aforementioned minutes and Roberto 2nd the motion and all board members present in favor.

B. Treasurer's Report

No report given due Elizabeth G. absence

C. Manager's Report

Delinquencies – 4 units delinquent 3 of 4 are special assessment only, Late fees are being charged, Units 102, 302, 506, 1404, 1602 one unit only owes late fees

Non Compliance – Discussed Rottweiler still living on premises

Maintenance - Update on progress of wood replacements, and update on irrigation system and well pump replacement capital project. Noted for the minutes Barbara Moscato was opposed to the continued use of vendor Charlie's Wells for ongoing irrigation needs and the well replacement. Other board members were in favor of continuing service with Charlie's Wells via email correspondence.

D. Architectural Committee Report

Roberto presented board with three different options for adding 3-5 more visitor parking spaces to community on Buckeye. Discussion on merits ensued but no decisions were made other than a committee chaired by Ed would be formed to identify how many additional parking spaces we needed and how many cars did each unit have. Roberto, distributed a list of vulnerable residents within the community and neighbors volunteered to look out for these individuals in the event of a hurricane. Roberto went over building captains again and proposed we purchase 4 more walkie talkies. Barbara M. made a motion to approve walkie talkie expenditure up to \$150 and it was 2nd by Roberto, all others present were in favor.

F. Landscape Committee

II. Old Business

1. Addition of patio / cage on Walnut discussed - Barbara Epstein provided a legal prospective from her document research. As of now the project is on hold as there are many unresolved issues with legally pursuing this approval or denial.
2. Gutter/Down Spout / Roof Cleaning – Detailed discussion ensued regarding Warranty with GE and Tar Heel. Cost to clean gutters and roof cheaper by third party and Roberto had discussed this with Virgil at Tar Heel that he did not have a an issue if we went with 3rd party. It was agreed that Roberto would approach Tar Heel with changes in contract language and see if he could get Tar Heel to sign off on. Larry W was going to contact Tar Heel to see if he could get a quote from them for roof and gutter cleaning only. A copy of the GE warranty contract was provided to Barbara Epstein so she could review from a legal point of view. A motion was made by Roberto if Tar Heel would sign off on the acceptance of a 3rd party cleaning roofs thereby not jeopardizing warranty then we would go with less expensive cleaning by local vendor. Ed 2nd the motion and all other board members present were in favor.

III. New Business

1. Lighting Proposal Presentation - Premier Outdoor lighting, presented a plan to remove walkway lighting that is beyond useful life and repairs are exceeding cost of new system. The proposal is a “moonlight” look with the walkways light from fixtures hidden in trees. Discussion ensued; the board was going to research funds prior to voting on. Rosanne said she would review budget.
2. Secretary of the Board – Position Vacant Discussed that Steve Watterson was volunteering to fill that board position. Linda Domian was a current board member that was unwilling to take on Secretarial responsibilities yet the board needed her to fill that void. Linda has not been present at the last 3 consecutive meetings so it was determined that it may be in the boards best interest to ask her to step down and fill the position with a member that would be Secretary.
3. Debra Tedesco raised questions regarding what documents were legally filed with the state and what were the current Rules and Regulations. She also questions if the changes to the Rules and Regulations regarding the restriction of aggressive breeds was legally documented. Barbara Epstein is currently working through getting to the official documents and all the changes through the years. The restriction of aggressive breads was voted and completed at the guidance of Steve Mezer the association’s attorney. Ameri-Tech to respond formally.

At 8.58 pm Karen Z adjourned meeting.