

**Laurel Oaks at Country Woods
Condominium Association
Board of Directors Meeting
6.30 p.m. Wed., July 18, 2007
Unity Church of Palm Harbor
1960 Tampa Road**

President
Vice Pres
Director
Treasurer
Director
Director
Director
Sec.

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

All board members were in attendance. Larry Worley, of Ameri-tech, Laurel Oaks property manager was also present.

The President called the meeting to order at 6:35 PM.

A motion to approve the minutes from the June 20 meeting was made by Ed Heitov and seconded by Roberto Sanchez.

A motion was made by Barbara Epstein and seconded by Barbara Moscato and approved by all to amend the minutes of 4/11/07 to reflect an oversight to ratify the appointment of both Barbara Epstein and Barbara Moscato to the Board.

Property Manager's Report was given by Larry Worley:

Delinquencies: Larry announced that there were still two units delinquent from the special assessment which was due in March '07 and six monthly fees currently overdue. Letters have been sent to these owners.

Well pump: Larry advised us of the status of the well pump. Apparently the existing pump can not be fished out. Options were to push the pump further down or to drill another parallel well. In either case a drilling truck would have to be brought in at a minimal cost of \$800. Issue was tabled pending additional information.

Wood repairs: Larry announced that the insurance for John of Expert Services who has been doing much of the wood repair had expired and that any further work by him was being postponed.

We're still waiting on additional bids on repairs to 2666 Sequoia before work can take place.

Gutter cleaning: Per our agreement with The Gutter Man, gutter cleaning on the property is to begin Thurs., 7/19/07.

Committee Reports:

Architectural Report: given by Roberto Sanchez

Roof issue at 2671 Sequoia has been documented. Further action pending.

Roberto began a presentation "green building" concepts and how to save money on energy costs. However, it was suggested that this topic was not appropriate to the Board meeting and that further discussion on this important issue should be postponed until a community meeting is held to specifically address this topic. A motion was made by Barbara Epstein, seconded by

Barbara Moscato, that Roberto organize and make a presentation to the community for this purpose. All were in favor.

Karen suggested that the next newsletter contain information on what to do in your unit when leaving for an extended period of time e.g., turning off main water valve, notifying a neighbor how you can be reached while gone, etc.

Treasurer's Report given by Elizabeth Galvin

Per our budget we are currently \$16k over our projected income revenue and \$4k in the black y-t-d for the budget, however, we are over budget on both our water and plumbing costs.

Larry announced that the audit for 2006 is still being worked on, but that it should be available soon.

A question was raised regarding an invoice received from Mary for \$65 for the transport of our pressure washer to Lowe's for repair. Larry agreed to look into this.

Resolution: A motion to pass a resolution (attached) governing the rights of owners to speak at Board meetings was made by Barbara Epstein and seconded by Roberto and adopted unanimously.

Parking Committee Report given by Jim Middleton:

Jim reported that a three member committee had met twice to discuss our parking situation and how to address related issues. It was agreed to use hang tags rather than stickers and to purchase a quantity to keep on hand to issue to owners (one per resident vehicle and two for guests). Still obtaining price quotes for these tags. He further stated that all owners would be directly contacted to obtain information on all resident's vehicles in each unit so we can easily identify those not legally parked. Additionally, he indicated that this census of vehicles would be coordinated with the issuance of new documents to be provided to all residents as soon as they are finalized and copied, so that only one visit per unit would be needed.

Roof: Nothing new

Lighting: Rosanne Nobile reported on the status of proposals for new lights in the interior. The question was raised regarding additional lighting on the walk ways to and from the pool. It was requested that Rosanne obtain one additional bid (we now have two written and indication from Progress Energy that they cannot do the job) before we act on this item.

PR/Newsletter: It was mentioned that there was probably sufficient information for a newsletter at this time. Comment was made that in the past the newsletter was prepared and distributed every other month. Question was raised whether to keep to this schedule or publish less often. No decision was made.

Unfinished Business:

Barbara Epstein reported that updated Laurel Oaks documents were nearly complete and that we are pricing the cost to copy them to issue to all owners. Question was raised as to whether all owners would require an entire new set of docs. Barbara is looking into this. New docs should be issued in the near future.

Paver issue: Barbara Epstein reported that in discussion with our attorney, Steve Messer, he indicated that all existing patio pavers should be removed as they were installed based on incorrect information.

However, she suggested that she research this more with other attorneys before we require this action by homeowners. Elizabeth moved that Barbara get a second opinion, seconded by Karen and approved by all.

Karen acknowledged the resignation of Linda Domian from the Board and thanked her for her service to the community and also asked that any persons willing to fill this vacancy and the position of Secretary contact her.

New Business:

Karen announced the creation of a "Compliance Committee" to report on rules violations and asked for volunteers to serve on it.

A discussion was held regarding the status of non-resident occupants and how to handle these situations in the community within our current or revised docs. There was no resolution on this issue.

A discussion was held regarding the fire-wall intrusion by Brighthouse in Bldg. 3. Deborah Tedesco agreed to investigate this further with the county to obtain additional direction on county codes and how to proceed in this matter.

An emergency meeting was held on Tuesday night, 7/17/07, because it was brought to the Board's attention that Ameri-tech had hired unlicensed and uninsured individuals to work on our property, creating the potential for liability to our community, which necessitated emergency action. At the emergency meeting, the following Board members were present, constituting a quorum: Karen Zachar, Edward Heitov, Elizabeth Galvin, Barbara Moscato and Barbara Epstein. Robert Sanchez was the only Board member not in attendance. The Board unanimously decided to terminate the contract with Ameri-tech and retain Qualified Property Management. The owner of Qualified Property Management, Harry Burnard, LCAM, was present at that time to answer all questions. The actions taken at this emergency meeting were unanimously ratified at the Board's regular monthly meeting held this day, Wednesday, July 18, 2007. The meeting was adjourned at 8:35 PM

Respectfully submitted,

Ed Heitov, Vice President

**A RESOLUTION BY THE BOARD OF ADMINISTRATION OF LAUREL OAKS
AT COUNTRYWOODS CONDOMINIUM ASSOCIATION, ESTABLISHING
RULES GOVERNING THE RIGHT OF UNIT OWNERS TO SPEAK AT BOARD
MEETINGS AND COMMITTEE MEETINGS**

THAT WHEREAS, Section 718.112(2)(c), Florida Statutes, authorizes any unit owner to speak at meetings of the Board of Administration and committees of the Association, and

WHEREAS, the Association may adopt reasonable written rules governing the frequency, duration, and manner of unit owner statements at such meetings.

NOW THEREFORE BE IT RESOLVED by the Board of Administration of Laurel Oaks at Countrywoods Condominium Association that the rules governing the rights of unit owners to speak at meetings of the Board and committees of the Association be as follows:

1. Any unit owner desiring to speak at meetings of the Board or meetings of a committee of the Association shall be entitled to do so with respect to all designated agenda items. An owner does not have the right to speak with respect to items not specifically designated, but may do so at the discretion of the chair.
2. Any unit owner desiring to speak before a meeting must file a written request with the chairman of the meeting prior to the commencement of the meeting. The request shall state the subject which the unit owner wishes to address.
3. No unit owner may exceed more than three (3) minutes with respect to any subject upon which the unit owner is recognized to speak. At the conclusion of his or her remarks, an owner shall refrain from further comment or remarks as a courtesy to the next speaker.

ADOPTED by the Board of Administration this 18th day of July, 2007.

By: 
Secretary of the Association
INTERIM