

## The Summerlyn Condominium Association

### Board Meeting Minutes

Saturday, October 4, 2014

- I. **Call to Order:** Barbara Garrison called meeting to order
- II. **Minutes Approval:** Alice Mazur moved to approve minutes of the September 6, 2014 meeting; Tracey Weaver seconded.
- III. **Miscellaneous Concerns and Issues**
  - Bicycle on walkway of building 4 is still present after receiving notice that it needs to be removed. A second notice will be sent stating owner has 7 days to remove it, then it will be removed to bike rack.
  - Lights in fountain out behind buildings 1 and 2. Decision to wait until fountains are pulled for this year and replace bulbs for next year.
  - Street light near refuse container on corner of building 1 blinks on and off. It is more off than on. Needs repair.
  - Re-emphasis on acceptable breeds of dogs according to those listed as uninsurable, (see below under rules and regulations from Summerlyn website:  
*(Pets.  
Common domestic pets, a maximum of 2 per unit, are permitted. Domestic pets are defined as: all cat breeds considered house cats and all dogs unless listed by insurance carriers as uninsurable breeds. In general, common high- risk breeds are Rottweilers, German Shepherds, Doberman Pincers, and Pit Bulls.)*
  - Need for a tool to assist raising the dumpster lid so trash can be placed inside. Jennifer will check on this.
  - Landscaping at Summerlyn is well done and attractive
  - Suggestion of a bonus this year for Carl for all he does
- IV. **2014 Budget - remaining projections**
  - Association has approximately \$10,000 left in checking and \$114,700.00 in reserve.
  - Approximately 20 owners have paid for 4<sup>th</sup> quarter out of 86.
  - There are still outstanding bills for 4<sup>th</sup> quarter.

- Also there is still money owed to Owner who hired outside contractor for repairs to his unit. Jennifer is still working with the insurance company, as some remediation is not part of the claim. Jennifer will copy the board with process/results.
- Question posed: Do we need to define insurance deductibles and such in by laws.
  - It would take 63% of owners to agree on it.
  - It can be put in rules and regulations.
  - Discussion followed and no decision was reached on this topic. Will wait to see how it settles.
- Pool repairs will be starting Tuesday, October 7 or Wednesday, October 8, 2014. The Proposal indicates that the 1<sup>st</sup> 5 pieces by the building will be taken out. That should indicate what work needs to be done. It is hoped that there is not leak and it will be able to be repaired with one pour. Not sure of pool repair impacts on budget at this time.
- Jennifer is waiting for proposals for snow removal. It was suggested that we ask about brining before snow to keep roads, and parking clearer and prevent refreeze. Another recommendation was to research products that could be used on walkways that would not damage the surface.
  - Handicap places need to be cleared more thoroughly, it's more than clearing snow it's preventing accidents.
  - Jennifer will forward, to the board, snow removal proposals.

#### **V. Money to Invest**

- Discussion took place. If we can confirm that the initial amount we invest is insured, than we could take more of a risk. Board needs to make sure we have some liquid money.

#### **VI. 2015 Proposed Budget**

- Budget was reviewed line by line, with a proposed deficit of approximately \$18,000.
- Question raised: "What can we do to not raise HOA fees?"
- Some maintenance was completed with reserve money this year.

- Line items - elevator maintenance includes contract for inspection of elevators
- Line item - Security/Alarm Monitoring is high due to last winter and includes monthly checking of system
- Much discussion between board members on how to avoid raising dues.
- Jennifer will see what she can shave off to determine how much we will need to raise dues.
- Darlene will compose a letter for board approval and input, to be sent to Association owners explaining board's sentiments on raising fees.
- December 13<sup>th</sup> is date set for Association Budget Meeting.

**VII. Adjournment** - Tracey moved to adjourn, Barbara Kaplan seconded.

Respectfully submitted,

Darlene S. Bakur