



Second Quarter Meeting Minutes for Tuesday, July 26, 2011

The meeting was called to order at 7:06 p.m.

Board Members Present:

Tonia Bascom, Robert (Bob) Rainsberger, Armando Rodriguez, (Gus Gil - absent)

Condo Owners Present:

See attached sign in sheet

Staff Present:

Heather Dady – COA Property Manager

Minutes from previous meeting held on April 26, 2011 – presented by Armando
Motion by Tonia, seconded by Bob and approved

Treasurer's Report -by Bob in Gus' absence (report attached)

Motion by Tonia, seconded by Armando and approved

Old Business: Tonia Bascom

- Building 20 concerns
- Storm damage
- Background screening
- Parking & towing
- Sewer lines replacement for buildings 17 & 18
- Well motor replacement & irrigation
- Insurance
- Fence playground area
- Picnic tables, benches & grills

Special Assessment Proposal – Tabled

- Assessment amount for the following expenses:
- Replace main pool fence & gate
- Replace back pool fence & gate
- Fence around playground
- Water Back flush

New Business: Tonia Bascom

- Billy Martin with Comegys Insurance Company
- Presentation insurance coverage
- Our previous insurance carrier stated that a fence was required around the playground but our new insurance carrier is not requiring a fence to be installed at this time.

- Nancy Kelly asked how the rate increase by Citizens Insurance for sinkhole coverage going to affect our insurance. Billy answered her question by stating this is not an issue for us as we aren't insured by Citizens Insurance
- He also shared the importance of each homeowner and renter having adequate insurance to protect their interests/personal property
- When our insurance was completed it was stated that an engineer is needed to complete a report on replacing the sidewalks that are damaged by tree roots. After discussing this with Billy he stated that there is no need for us to do this.

Dan Pilka with Pilka & Assoc.

- Presentation (specializing in commercial and association law)
- Dan shared that his goal is to collect delinquent assessments
- He will ensure that we are following the laws and enforcing the statutes and our governing docs
- Dan shared with us that - "You are the association; I work on behalf of all of you."
- A question was asked by Janis M for Board members qualifications when delinquent in paying COA assessments - Dan explained that if any board member is 90 days delinquent they can be removed from their position
- At the advice of Dan, the Board should have five members. We did not have the five required so Tonia appointed James Cottle to the COA Board of Directors with no assigned position. James had expressed an interest in joining the Board in February 2011. His request came after the 2010 Annual Meeting.

Property Maintenance

- Water Back Flow Assembly has been replaced
- Replacement of 66 AC covers - Tonia explained
- Pool resurfacing - It was discussed that we are exploring resurfacing the clubhouse pool deck to prevent falls that could result in injury or liability claims

ASA Multifamily attic insulation program - Tonia explained that we have an opportunity to replace the insulation in all upstairs units by TECO at no charge to the homeowners or Association.

PilSun Dillbeck submitted a written request on May 3, requesting permission to install a white screen to enclose her patio. Permission was granted but it was stated that the white screen cannot be used nor could Al do the work. A new contractor would need to be selected and approved.

Janis Melovich questioned if the screenings for second floor patios adhere to requirements. Tonia pointed out an example just behind the pool area. As long as it is flush with the opening that is fine.

Nancy Kelly - questioned the reserves from three years ago. Armando answered her question by saying that those funds were liquidated by the previous management company. He shared that they were paying bills instead of collecting assessments. Tonia stepped in and stated that this item is not on the agenda and will not be addressed. Nancy Kelly also voiced concern about the special assessment listed in the previous meeting minutes and again, Tonia stated that this item wouldn't be discussed because it is currently tabled.

Meeting adjourned at 7:51 p.m.