



First Quarter Meeting Minutes for Tuesday, April 26, 2011

The meeting was called to order at 7:14pm

Board Members Present:

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

Condo Owners Present:

James Cottle
Janis Melovich
Daniel Carr
James McPeak

Staff Present:

Heather Dady – COA Property Manager

Minutes from previous meeting held on December 8, 2010 – presented by Armando
Motion by Tonia Bascom to approve, seconded by Gus Gil, *Approved*

Treasurer's Report - Gus Gil (report attached)

Motion by Tonia Bascom to approve, seconded by Gus Gil *Approved*

Old Business: Tonia Bascom

- Shop door repaired
- Budget accepted
- Officers elected
- Parking & towing concerns

New Business: Tonia Bascom

- Incident at building 20 on 1/30/11: details given by Tonia Bascom.
- All contractors hired by an owner/tenant coming onto the property need to register at the office and supply the association with a certificate of liability naming the association as an additional insurer and proof of worker compensation within 10 days prior to services being rendered. After much discussion, it was motioned by Gus Gil to approve. Approved
- Amendment to approve an exception in an emergency (mechanical, electrical or plumbing) certificate must be in the office within 24 hours of completion of work. Fines to enforce the above issue is \$250 flat and an additional \$25 per day until paperwork is submitted to the office. Motion made by Tonia Bascom to approve, seconded by Armando Rodriguez. Approved

Storm Damage: Fence at front of property was damaged by a fallen tree; Tito cut up the tree and Valley Crest removed it at no additional charge. Heather has contacted Hillsborough County to find out if/when they will repair the fence.

Background screening: Reset the guidelines for background screenings. The Association (office) will initiate the screenings and screening are completed in 24-48 hours. Screenings costs \$75 (per adult) and is payable to the Hamptons. The office will notify owner/investor of results of the screening (approval/denial). The new policy will include denial of residency for applicants with a felony within the past 7 years or 3 more than misdemeanors in 3 years, and there is a Zero tolerance for sexual offenses and/or violent crimes. Any owner in violation of this policy will be notified of incompliance in writing and given 6 weeks and fined \$25/person/day until matter is resolved. Owners will incur all expenses for legal fees and eviction proceedings if necessary. Motion made by Tonia Bascom to approve, seconded by Bob Rainsberger. Approved

Plumbing issues to be address in next newsletter

Valley Crest replaced the well motor. There will be additional expenses once the sprinkler system is inspected and complete.

Insurance – 2 bids coming.

The underwriters of our current insurance company say we have to install a fence around playground. South Florida Fence has submitted a bid.

Picnic tables, benches and grills should be purchased and placed at areas indicated on community maps. Much discussion ensued and topic is tabled at this time.

Janis Melovich, an owner, requested board approval to tint the window her upstairs unit as a cost savings measure. Several issues arose from this discussion and request was tabled until Bob Rainsberger can provide verbiage from another set of condo docs that he has access to.

Carlos G. (owner) presented his company for background screening.

Special Assessments (detail page attached)

Gus reviewed provided documents and agreement that everything is justifiable but not all items are necessary immediately and the assessment should be done at a realistic level. Tonia Bascom moved forward on the assessment agreeing that not everything will necessarily be assessed at one time. Gus Gil, requested a second opinion on the backflow assembly but, we don't have a choice. It's either now or later. The president will use discretion. Assessment vote was tabled.

Meeting was adjourned at 10:17pm