

### **Third Quarter Meeting Minutes for September 26, 2014 at 6 PM**

The meeting was called to order at 6:05 PM

#### **Board members present:**

Ben Brown - President

Nruti Brown – Vice President

Robert (Bob) Rainsberger – Treasurer

Gus Gil - Secretary

James McPeak – Member at large

#### **Condo owners present:**

Sign in Sheet on file in the COA Office

#### **Staff present:** Tonia Bascom

The meeting was called to order by B. Brown at 6:05 PM.

The minutes from the second quarter meeting were approved as written. R. Rainsberger reviewed the Treasure's Report and it was approved by the Board.

B. Brown reviewed old business and stated that Haskell Termite and Pest Control had completed an inspection on all buildings and some were found to have evidence of termite damage. The question was asked how long families would need to be out of their homes for the fumigation process. The answer is approximately 2 ½ days.

Fence Repair - B. Brown shared that the fence replacement is about 2/3 complete and worked on daily as time permits.

Tree Service – Brown shared that the tree work has been completed, with the exception of the tree removal at building five. He shared that the permit request was submitted to the Hillsborough County Board of County Commissioners and once the permit is received by ValleyCrest they will schedule the tree removal. Upon removal of the tree, the sidewalk in this area will be removed and replaced.

#### **New Business**

Card Readers – Brown shared that the card readers for both pools have been ordered and will be installed soon. The cost for a proximity card or key fob is \$25 and is refundable at move out. The key fobs and/or proximity cards provide access to both pedestrian gates and either pool.

Landscaping – Brown shared that ValleyCrest has been contacted to update the landscaping starting with the islands at the front of the property up to the clubhouse. The updated landscaping includes removing most of the existing landscaping, adding plants, mulch and sod to add curb appeal.

Mold – Brown shared that after much discussion concerning the mold damage that the COA Board made the decision to remediate the four molded units in question and place a lien on each of the units to protect the COA's interest and investment.

Lighting – Brown shared that we have received a bid to add lighting in designated. He shared that Joe Tyree, owner of Power Electric Service, walked the entire property with he and T. Bascom making suggestions/recommendations. Brown and Bascom shared that the walk through took place on an evening after much of the tree work was done by ValleyCrest. It was noted that additional lighting was needed because many of trees were cut back from the existing TECO Light poles and/or had been raised to a higher clearance for lighting. After the walk through the bid came back substantially lower than the original bid. Brown shared that due to the cost of the lighting, installation would be completed over a period time.

Pool Repairs – Brown shared that the scheduled work on the back pool will begin soon. He stated that the repairs consist of adding a drain, removal of the tile and adding pavers, replacing the existing depth markers, pressure washing, repairing cracks in the pool beam, refinishing the beam in one color texture and acrylic coating. This includes all new depth and no dive tiles. Brown shared that once completed, the back pool will be very nice. Tie downs will not be added to the pool furniture. All repairs to the main pool have been completed.

Additional Cameras - Brown shared that we received a bid to add cameras to the property but this would be a long- term goal.

2015 Board Members - Brown shared that we will be electing officers at the annual meeting on Wednesday, December 10, 2014, to serve on the board for 2015.

Owners participated in discussion on all agenda items.

Meeting adjourned at 7:25PM