

Second Quarter Meeting Minutes for Monday, July 14, 2014 at 6 PM

The meeting was called to order at 6:15 PM

Board members present:

Ben Brown - President

Nruti Brown – via conference call

Robert (Bob) Rainsberger – Treasurer

Gus Gil - Absent

James McPeak – Absent

Condo owners present

Sign in Sheet on file in the COA Office

Staff present: Tonia Bascom

R. Rainsberger reviewed the Treasure's Report and it was approved by the Board.

An owner asked if the COA has received any revenue from McGray for the laundry facilities. T. Bascom replied yes, in June the COA received a check for \$160.

B. Brown asks that Kim and/or Clancy with Affordable Booking be contacted and asked to attend the next meeting to answer questions and/or concerns of the board members/owners about the financials.

Insurance – B. Martin with Comgecys Insurance shared that a recent audit of our insurance resulted in an increase of 1% in the annual premium and the replacement cost was in line with today's market value.

B. Martin offered to write a column for the community newsletter and facilitate a Q/A workshop for owners about the importance of proper insurance coverage. This would include why rental insurance is important.

Main Entrance Gate - B. Brown shared that after reviewing the bids and at the advice of Witt Fence Company, a decision was made to make the necessary repairs to the fence instead of replacing it. Witt Fence Company was contracted to make the necessary repairs to the operators and so far, the main entrance gate works. T. Bascom shared that after a recent power outage a battery backup was added to the gate operators to allow residents to move enter/exit during an outage.

Illegal Activity – Investors with multiple units were asked if they'd be interested in leasing a unit to a Hillsborough County Deputy at a reduced rate. It was said that with a consistent presence of a Deputy's vehicle that it would minimize the illegal activity and address the concerns/complaints by our residents.

Cameras - B. Brown shared that the COA is exploring adding cameras to the property.

Haskell Termite and Pest Control - B. Brown shared that buildings 19 & 23 have been tented for dry wood termites and residents would require alternative housing for 2 ½ days at the owners' expense. He also shared that Haskell has been asked to inspect the remaining buildings.

T. Bascom shared that she would highly recommended all owners do a regular inspection of their tenant's home. She shared that the conditions of many of the units were embarrassing and required immediate attention.

Pools Repairs – it was shared that during the last inspection the Health Department made recommendations to on how to get both pools in compliance. The COA began seeking bids and during the bidding process and because of safety concerns, it was recommended that the back pool be closed until the necessary repairs were completed. A tentative date for repairs was set for the front pool and cost is estimated at \$4,00. Repairs for the back pool were estimated at \$15,000 with the largest expense for the back pool is the tile replacement.

Tree work – B. Brown shared that several providers were contacted to bid on the tree work and Valley Crest's bid continues to be competitive and that we would be accepting their three-year proposal for tree services. Brown shared that the tree at building five will be removed by ValleyCrest and the sidewalk will be replaced by Superior Seal & Paving (SP&P). Brown shared that (SP&P) will be contracted to do some additional paving and sidewalk projects.

Sewer Line Replacement - Brown shared that the sewer line at building one has a 34-foot drop and is causing raw sewage to back up in the line and into a home. The only fix is to replace the sewer line that runs through the home. Two bids were received and Alvarez Plumbing was contracted to replace the sewer line. This project is expected to take a week.

The meeting was adjourned at 7:40 PM.
Owners participated in discussion in all agenda items.