

Approved
GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING May 18th, 2015
LOCATION: FAITH PRESBYTERIAN CHURCH

CALL TO ORDER: Ron Allbee, President, called The Board of Directors meeting to order at 3:55 PM. The following Board members were in attendance:

Ron Allbee, Judy Johnston, Rick Pereria, Rick Randall, , and William Tidmore were present in person. Also present were Janet Feliciano from Casey Condominium Management (CCM). Peg Tams and Susan Hopkins were excused.

Judy Johnston affirmed that the meeting had been duly noticed and that a quorum was present.

Homeowners present were: Patricia Richmond – Villa126, Bob Littlefield – Villa 17, Nancy Dillard – Villa 154, Dick and Gloria Lower – Villa 168, Linda Cordisco – Villa 112, Chris Anderson– Villa 50, Toni Greif – Villa 34, Edie Kaplan – Villa 104 and Scotty Ledford – Villa 8.

OWNER COMMENTS:

Pat Richmond – Villa 126– Has eaves in Rocks and questioned Larry Johnston's duties.

Dick and Gloria Lowe Villa 168 – Shutter not as secure as they thought they would be.

Nancy Dillard – Villa 154 –Micro mister history – Anyone whom had been painted would receive micro jets installed after paint project – Landscape Chair Rick Randall states that some are just not necessary.

Chris Anderson – Villa 50 – drainage issues not been addressed and William Tidmore has not responded.

Edie Kaplan – Villa 104 – Driveway pavers mortar needs attention, micro irrigation devise in front by Crouton plant needs replaced. Edie is owed the last reimbursements for the newsletter and is requesting help orchid sitting from July to August. Rick Pereira needs to send Edie's reimbursement request to property manager for processing.

Toni Greif – Villa 34 – Wanted clarification for the record that the BOD meetings are for owners only.

APPROVAL OF MINUTES: Copies of the minutes of the Board of Directors regular meeting of the April 27, 2015 regular board meeting were distributed.

A motion was made by Judy Johnston to waive the reading of the 4-27-2015 minutes and approve the minutes. Rick Pereria seconded the motion and all approved by voting Aye.

MANAGEMENT REPORT:

The street pole lighting in the Manor has been cooperative this last month.

United Electric completed the rewire and replacement of the West Gazebo flood lights with LED wall pack type, photocell and GFCI receptacle, and rusted out disconnect box with breaker and lamps/ballast in existing fluorescent fixture.

The weir has been monitored weekly if not daily and is steady at level.

GOM has repaired the south fence panels. The Maintenance team will circle back to paint once the wood has cured.

The following is a recap of compliance YTD as of 4-23-15:

In January – 8 letters were sent out

In February – 1 letter was sent out and a second letter has been approved after inspection and sent in April.

In March - 26 letters were sent out – 1 is still in progress and one board approved stronger third letter stating a fining hearing is the next action has been sent in April.

In April – owners and tenants were contacted along with their property manager to remind tenants of the 2 car limit on driveway and no cars overnight on street rules for the Manor.

May compliance at mid month consisted of a few rules and regulation reminder letters sent out and follow up inspection from the previous quarter.

Most of the remainder of this report will be covered in the maintenance report.

Respectfully submitted – Janet Feliciano

A Pier on the south perimeter wall was hit by lightening and needs repair -

PRESIDENT’S REPORT:

There will be a public event of the Urban Design Studio on 5-28-15 at 6:30 at Bobby Jones .

VICE PRESIDENT’S REPORT:

No report at this time.

SECRETARY’S REPORT:

The email group list currently has 118 permissions on file.

The Rental Committee met and concluded that section 11 of the documents need to be enforced as a starting place. A reminder in the news letter asking owners to report if they are renting to the property management company. Additional the committee will ask the street Captains to report if a renter is on their block.

TREASURER’S REPORT: 5-18-15

April 30, 2015 Financials

Operations	\$ 78,977.21 (38 % in money market funds)
Reserve	\$ 481,001.95 (100% in money market funds)
Prior Yrs Fund Balance	\$ 85,784.49

Operations:

Labor	1,727.90
Lawn Services	11,093.93
Landscape Restoration	00000
Fence Repairs	00000
Security/Lighting	00.00
Grounds Maint & Repairs	2151.28

Irrigation Repairs	23.72
Tree Trim & Removal	0000
Lake Maintenance	104.00
Backflow inspections	0.00
Electric	516.69
Water – Irrigation	17.84
Total Operations	\$15,563.52

Administrative	
Management Fee	1,704.00
Postage & Other	360.78
Newsletter	00.00
Legal Services	150.00
Insurance – Property/Liability	530.17
Contingency	27.72
Bank Fees	00.00
Transferred to Reserve	<u>16974.75</u>

Total Administrative	\$19,747.42
Total Expense	\$35,310.94

April Income	\$41,170.26
April Expenses	\$35,310.94
Net Income (loss)	\$ 5,859.32

Reserve:
None

William Byers submitted a year end reserve summary prior to the Audit results.

ARCHITECTURE COMMITTEE REPORT:

No report at this time

LANDSCAPE COMMITTEE REPORT:

Villa #8 discussion gardenia bush on common ground.

Rick Randall moves to disapprove the variance request for the gardenia planted on common ground. Rick Pereria seconded the motion based on no previous approval. Motion Carried.

Rick Randall moves to disapprove the variance request for the coral plant. Rick Pereria seconded the motion based on no previous approval and not on the approved landscape list. Motion Carried

MAINTENANCE COMMITTEE REPORT:

Rick Randall moves to accept the Hein Brothers Change Order #2 to complete the painting of Clusters B,C and R(37 units) for the cost of \$50,890.00. Rick Pereria seconded the motion and all approved by voting aye. Motion Carried.

Rick Pereria moved to accept the Quality Walls Enterprise Inc Stucco repair quote for villa #32 for \$969.00 from the painting reserves account as long as this job will be properly sealed. It was seconded by Judy Johnston and all approved by voting aye.

OLD BUSINESS:

Rick Pereria has a website person interested and Edie Kaplan has the "Front Page Disk".

NEW BUSINESS:

Rick Pereria will print the street signs

NEXT MEETING DATE:

The next regular Board of Directors meeting will be Monday, June 22, 2015 at 4:00 p.m. at Faith Presbyterian Church in the Gym classroom 106.

ADJOURNMENT: Upon a motion made by Ron Allbee and seconded by Judy Johnston, the meeting was adjourned unanimously at 5:25 p.m.

Submitted by: Janet Feliciano, Association Manager