

# THOUSAND OAKS CONDOMINIUM ASSOCIATION

## Minutes of the Board of Directors Meeting

Wednesday, November 13, 2013

The meeting was called to order at 6:56 PM by President Eugene Phelps. Also present were Directors Marion Dickerman, Chanda Drummond, Jack Jackson and David Seeley along with Renny Yacek and John Lee of the management company.

It was noted that the minutes of the Annual Homeowner's Meeting would need to be approved by a majority of the Homeowners, so no action was taken by the Board on those minutes. Minutes of the Organizational Meeting of the Board on October 8, 2013 and the Special Called Meeting on October 22, 2013 were read and approved unanimously.

Treasurer Jack Jackson provided a brief review of operating results through October 31, 2013 and noted no substantial deviations from budgeted expenses.

A motion by Eugene Phelps to continue payment to FPL for electrical power use via checks issued monthly when due and signed by two persons as is the policy for all other payments by the Association was approved unanimously.

After a discussion of past reviews of the Association's records and accounting procedures, along with the reminder that the homeowners rejected the opportunity to hire a CPA firm for a full audit at a projected cost of \$8,000.00, a motion was made by Eugene Phelps to retain Mr. David Evans to perform an expanded review of the records and procedures at a cost not to exceed \$1,000.00. Motion was seconded by Chanda Drummond. Eugene Phelps and Chanda Drummond voted for the motion. Marion Dickerman, Jack Jackson and David Seeley opposed.

The Board was provided an overview of the bids submitted pursuant to the proposed scope of work prepared by Southern Paint Company as requested by the former Association Board of Directors. Attention

was called to the paragraph in this scope of work which stated that in order to obtain the manufacturer's warranty, it was the duty of the Association to retain a third party independent inspector to review preparation and application procedures of the painting contractor. Bids resulted in a substantial cost difference between lowest and highest bid amounts. Low bidder was Ron's Painting who had performed the re-painting seven years ago. Results of phone and email polling of the Board of Directors in early November by the management company on a question of awarding a contract to Ron's Painting showed that Marion Dickerman, Chanda Drummond, Jack Jackson and Eugene Phelps were in favor of awarding the bid to Ron's Painting. David Seeley was opposed. Marion Dickerman subsequently contacted the management company and requested that her vote be recorded as opposed. After much lively discussion, a question was called on those in favor of retaining Mr. Chuck Hagle of Keystone Engineering at a cost of 10% of the contract amount to review the contractor's work in accordance with the revised scope of work reflected in the contract. Chanda Drummond, Jack Jackson, Eugene Phelps and David Seeley supported retaining Mr. Hayes. Marion Dickerman opposed.

John Lee stated that the mortgage holders on 13-D informed him earlier in the day that they rejected the offer tendered by Eugene Phelps and partner as inadequate. The second offer was withdrawn when they were given the opportunity to provide the same return to the Association as contained in the offer by Eugene Phelps and partner. Following lively discussion regarding the progress of negotiations on disposition of this unit, John Lee offered to voluntarily submit a termination of the listing agreement. No motion accepting that offer was made. Eugene Phelps agreed to prepare and submit a counter offer or withdraw in seven days. John Lee advised that the property was still listed as available in the local MLS and he could still receive backup offers.

The Board unanimously agreed to purchase one "critter proof" container for Unit 7 - A to comply with the Americans With Disabilities Act now and continue research on replacement of all the other containers.

Motion to amend the Association rules by striking "motorcycles," from the first sentence of number 14 was made by David Seeley, seconded by Marion Dickerman. Jack Jackson joined them in voting to approve. Eugene Phelps and Chanda Drummond did not vote.

John Lee advised that each unit owner would need to make arrangements with Bright House to exchange their equipment for the conversion to all digital planned in the near future. He will assist Eugene Phelps in preparing communication for these owners to assist in this transition.

By unanimous consent, the Treasurer was directed to deposit the proceeds of the Wells Fargo CD into the savings account at maturity on November 29, 2013.

Meeting was adjourned at 8:03PM.

Next regularly scheduled meeting will be on Wednesday February 12, 2014 at 7 P.M. at the Ormond Senior Center, 351 Andrews St.

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Eugene Phelps, President

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Chanda Drummond V. P.

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Marion Dickerman, Dir.

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David Seeley, Dir.

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Jack Jackson, Sec./Treas.