



Renny M. Yacek &lt;atlanticcama@gmail.com&gt;

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**Thousand Oaks Feb. minutes**

1 message

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**Eugene Phelps** <ormondgardens@gmail.com>  
To: "Renny M. Yacek" <atlanticcama@gmail.com>

Sat, Feb 23, 2013 at 11:53 AM

**THOUSAND OAKS CONDOMINIUM ASSOCIATION****Board of Directors Meeting**  
Wednesday, February 13, 2013

The meeting was called to order at 7:01 PM. Present were Board Members Marion Dickerman, Eugene Phelps, David Seeley, Jean Wells and Rennie Yacek from the Management Company.

The minutes from the last Board Meeting were approved.

**Treasurer's Report:** We have \$208,000 in the Reserves which we will start using in the fall when we paint the buildings. There is currently \$30,000 in the Operating Account after having paid the first \$15,000 payment (flood insurance) against the total insurance package of \$45,000 which will complete in June. There will be sufficient funds for this insurance by June.

1. Report on shutter replacement and bids for painting of shutters. 34 of the 214 precast concrete shutters (which are attached to each side of a window on the front of the buildings) were breaking apart due to rusting of the steel rebar inside the concrete. We have had new ones made (with nylon rebar which will not rust.) They have been replaced on the buildings. We are concerned there might be further rusting of other shutters. Paul of Southern Paint has provided specs to pressure clean, seal, and apply 2 coats of paint on these 214 shutters to prevent any additional deterioration. We have three bids and are working with the painters towards acceptance of one of these bids. Since the buildings will be painted in the fall this will be part of that planned expense out of the Reserves.
2. Complete report on legal issues with unit 13-D When Home Outlet Group LLC purchased unit 13D on a settlement of our lein against the previous owner they were responsible for the unpaid fees of \$9,248 which the previous owner owed Thousand Oaks. They refuse to pay. So we are starting the foreclosure process against this owner.
3. Discussion regarding need for repainting of Thousand Oaks sign at entrance. Eugene Phelps will ask Mike Gambrel to give us a quote for repainting the entrance. Also Mike will be asked to repair the Stop Sign at the exit.
4. Discussion regarding possible replacement of garbage surrounds. They look like hell and are falling apart. These have lasted 30 years and their time has come. The Board requests Marion Dickerman to investigate various products in the market place such as woods, vinyl, the plastic decking, etc. that would be suitable for reconstructing the garbage surrounds. She should report back to the board as soon as she has time to make recommendations. It would help if she could come up with a basic price to rebuild one surround so the board can assess

the financial magnitude of this project.

The meeting was adjourned at 8:00

Next meeting will be Wednesday, March 13th at 7 PM.

The meeting will be held at the Ormond Senior Center