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John--Minutes

1 message

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THOUSAND OAKS CONDOMINIUM ASSOCIATION

Board of Directors Meeting
 Wednesday, April 10, 2013

The meeting was called to order at 7:02 PM. Present were Board Members Marion Dickerman, Chanda Drummond, Eugene Phelps, David Seeley, Jean Wells and Rennie Yacek and John Lee from the Management Company.

The minutes from the last Board Meeting were approved.

Treasurer's report: The funds are coming in as budgeted and we do not anticipate any financial needs above the year's planning.

Update on Forclosure Proceedings We have filed the foreclosure on #13D with the court, and the owner of 13D has been served by the Orange County Sheriff. We are not receiving any money from the owner. As of April 10, the owner owes Thousand Oaks over \$11,000. We had to repair the door of this unit and the Board unanimously approved billing the owner for repairs we made on his door.

Report on painting of shutters We have 3 quotes to seal and paint all the shutters. We are waiting for documentation of contractor's insurance coverage, and once received we will award the contract and schedule this painting project.

Report on painting of front entrance to the property The painting was completed this week and enhances the condominium entrance very much.

Report on possible replacement of garbage surrounds Marion Dickerman reported that she has received three bids to date, one of who withdrew his today. We are down to two now. The Manager will assist in obtaining 3 additional bids so the Board can determine the cost and whether we have the funds at this moment. Marion questioned whether we could solve the problem by getting 3 large dumpsters for the property. It was pointed out that the monthly rental on 3 dumpsters would be many hundreds of dollars each month. In addition, while the owners might agree to have the dumpsters, probably no one would like the dumpster to be anywhere near to his home. The Board is continuing to investigate our options.

Report on bicycles in bicycle rack area Most of the bicycles in this area are not owner tagged. It was reported that we have contacted people in 53 of the 54 units with one to go. The result is that of the 17 bicycles 10 are identified and 7 are abandoned depending on response from the last resident. All unidentified bikes will be given to a charity..

Discussion and possible approval to clean gutters The Manager will get quotes from contractors within the next few weeks, once leaves stop falling. President Jean Wells pointed out that we must be assured that this contractor has proper insurance especially since his crew will be on the roofs doing their work.

Discussion concerning trimming trees before hurricane season The Manager intends to contact an arborist for advice on all our trees: should the canopy be trimmed higher and how should we prepare for a possible hurricane? Also the Manager will collect bids for this job so the Board can approve the work.

Discussion concerning leaked upstairs water heater causing damage to the downstairs unit This happened last weekend causing considerable damage to 2 units. Eugene Phelps recommended that we inventory the

date on all water units to determine how old they are and check to see if the washer machine hoses are stainless steel. Then we should request all owners to replace old water heaters and make sure the hoses are stainless steel rather than rubber.

John Lee pointed out that we have experienced a problem of several leakages on the property. It is the responsibility of the Board to do due diligence and take appropriate action. If we do not research which units have a problem of aged water heaters and press the owners to correct those problems, then the association could be liable for future leaks. The Manager will propose necessary action for the Board to take.

The meeting was adjourned at 8:05.

Next meeting will be Wednesday, May 15th at 7 PM.

This meeting will be held at the Ormond Senior Center