



Renny M. Yacek <atlanticcama@gmail.com>

Board Meeting Minutes

1 message

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Mon, May 20, 2013 at 8:41 AM

THOUSAND OAKS CONDOMINIUM ASSOCIATION**Board of Directors Meeting
Wednesday, May 15, 2013**

The meeting was called to order at 7:03 PM. Present were Board Members Marion Dickerman, 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: We have \$40,927 in the operating account as of the end of April. Our third and final payment of \$32,000 on this year's insurance will be paid this week leaving us \$8,000 in the operating account. We will now begin setting aside \$4,000 each month to meet next year's insurance needs (estimated at \$48,000) in May 2014.

Update on Foreclosure Proceedings of 13D Tomorrow the court in Deland will set a date for foreclosure sale of the property. On the date when it is sold the sale will be made over the internet not in the courthouse. Before this foreclosure sale there will be a summary judgment by the court to record the amount of money (\$14,047) which we are owed in arrears.

Report on recent maintenance projects

Paint of Front Entrance- was completed at a cost of \$550 for labor and \$80 for paint.
Painting of Concrete shutters to protect from steel rebar rust- will be completed this week at a cost of \$5800
Pressure washing of pool area-was completed early May at a cost of \$550.
Pressure washing of sidewalks and apartment entrances plus stairs-was completed late April for \$389.

Report on Gutter Cleaning The annual cleaning of gutters will take place on May 23rd. This will include cleaning leaves off the roofs and brush cleaning of downspouts. We would also like them to check for loose gutters and to repair them with metal straps rather than just re-nailing them. We also request the Management Company to have a section of gutters added to the rear of #3-4 where a section is missing.

Report on Garbage Surrounds Marion Dickerman reported that she is having trouble obtaining bids on this project and that changes next year to the city's contract with Waste Management might possibly change the way garbage is handled. If next year it becomes necessary to alter the exit openings from the garbage surrounds any work we do now could be changed next year. The current solution appears to be that we will repair any bad spots and clean and reseal the existing surrounds (as a temporary patch) so their appearance is now improved.

Report on Tree Trimming We have two estimates and need a third. Once we receive a third we will be able to make a proper decision. We will definitely go ahead with the tree trimming program as fast as possible before we proceed very far into hurricane season.

Discussion concerning leaked replacement of water heater The management company surveyed 45 of the 54 unit water heaters. There are approximately 40 which are 13 years (or more) old. It is the consensus of the Board that they ALL must be replaced with new ones since the expected life of a water heater is less than 10 years. We have already had one fail within the past month, upstairs, causing severe damage to both the upstairs apartment and to the apartment below. We are getting quotes from plumbers to provide a

package replacement and then will work with all owners to make sure these old water heaters are replaced. Each owner can either use our package or get it done in other ways.

Discussion about CD maturing Nov. 28, 2013 President Jean Wells pointed out that the \$100,000 CD belonging to the Reserve Account is coming due soon and she wants to make sure that it is properly handled. The Management Company replied that they are prohibited by law from making decisions or taking any action on this money. Only the Board can take action.

The meeting was adjourned at 8:22.

Next meeting will be Wednesday, August 14th at 7 PM.
This meeting will be held at the Ormond Senior Center