

THOUSAND OAKS CONDOMINIUM
BOARD MEETING MINUTES
March 5, 2014

Members present: Eugene Phelps, Linda Davis, Mary Ellen Ottman, and Marion Dicker man

Renny Yacek and Johnny Lee from Atlantic Community Management were present along with owners Kurt Ottman, Sherry Delong and her friend Keith, Jean Wells and her daughter Lacy Holloway, Penny and Martin Pauze, Salley Hobling, Ann Johnson, Bill Johnson, and John Hog.

Eugene opened the meeting at 7 PM. The February 12, 2014 minutes were read and unanimously approved.

Treasurer's report:

The operating cash checking year to date is \$27,836.64

The operating fund insurance is \$8262.20.

The reserve fund, money fund and CD's total \$164,441,.22

The assessments receivable is \$1625

Utility deposits are \$450

Total: \$203615.06

The treasurer's report was unanimously approved.

Building painting project:

The contractor and engineer have been paid. There are still three items to be completed, and these will be done after the doors are finished.

Door painting project:

All of the doors except for four have been painted or prepared for painting.

About a third of the doors are finished, with the rest expected to be completed by the beginning of the week of March 10.

Construction of garbage surrounds:

Four garbage surrounds still need to be made. The new ones look much neater, now after the garbage people come through. Moreover, the raccoons have not yet figured out how to get into the new containers. More concrete will be added to building one's area to make it bigger. All surrounds are expected to be done by March 12.

Election of board member:

Chanda Drummond has unfortunately resigned because she is moving away. Since there is now a vacancy on the board, Eugene asked that the board

approve Bill Johnson as a new member. Gene, Linda, and Mary Ellen have all talked with Bill, but Marion did not have time. Bill was introduced and he shared a little about his background. He has a good deal of maintenance experience and knows about contracts and bidding. Linda made a motion to appoint Bill Johnson to the board. The motion was seconded and unanimously passed. A motion was then made to make Bill vice president since this is the vacant office. Bill agreed with some reservation, but was relieved after Johnny explained that no one board member is more powerful than another, and business is generally conducted as a group.

Concerns of board members:

There were some complaints from an owner in building eight, but these have been resolved. A board member was notified that dirty containers are being placed in the recycle bin, and this is drawing raccoons and opossums to the area. Although the complaint was made without following proper procedures, a letter will be written to the owner and violator because raccoons and opossums could be dangerous. Johnny Lee explained that state statutes require that complaints be made in writing. Since our board is voluntary and we have chosen to use the services of a management company, it is in the contract for the management company to handle unit complaints.

The meeting was adjourned at 7:35 PM. The next meeting will be held on May 14, 2014 at the Ormond Senior Center.