

THOUSAND OAKS CONDOMINIUM
BOARD MEETING MINUTES
May 14, 2014

Members present: Eugene Phelps, Bill Johnson, Linda Davis, Mary Ellen Ottman, and Marion Dickerman

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 Ann Johnson. .

Eugene opened the meeting at 7 PM. He moved that the minutes of the March 5 meeting be approved without being read. The motion was seconded and unanimously passed.

Treasurer's report:

Linda reported that the total checking and savings (operating budget) is \$41,832.26. Total other assets is \$158778.09. The total balance is \$202,658.79. The total for January through April 14 is -\$2596.64. Johnny pointed out that we are operating \$2595 under budget. Our operating budget will drop to approximately \$6000 after we pay our \$35,000 insurance bill which is due at the end of May. This is expected and our account will build up again. We pay about \$45,000 for insurance each year. .

Maintenance projects:

We cut down two groves of overgrown trees outside the pool area in hopes that grass will grow there, again. A stump cutter will be coming in about a week to get rid of the stump and also the one by building 12. Sod will be put down in front of building 12 so it doesn't look so barren. Sod will also be put down in other areas around the property as well.

Eugene feels that tree overgrowth is slowly taking over our property, making it look smaller. He hopes that the board will approve growth management strategies that will make our property look more spacious.

We will be repairing the straps on some of our pool chairs. Also, we have put stones on the outside of the screen so that water doesn't splash into the pool deck. Currently, the deck has a lot of mud on it, but it will be cleaned and maintained from this point on. Some of the screening around the pool needs to be replaced. The board approved repairs at \$700 to be made in June. Also, the pool lights will be rewired so that they will work. Finally, the edges of the pool where you sit to put your feet in need to be painted.

51 out of 54 units were served by pest control, last week.

Picnic area:

Bill has volunteered to buy a new brush for the picnic area to be used for cleanup on the grill. He will also replace the sign telling residents to enjoy the area but please clean up when finished.

Concerns of board members:

Marion asked that one of the boards in her garbage surround be fixed. She also suggests that the back of the surrounds have kick panels on the bottom so that they will look more finished. These things will be done.

The meeting was adjourned at 7:20 PM. The next meeting will be held on August 13, 2014 at the Ormond Senior Center.

Secretary's note: In order to accommodate everyone's wishes, I would be happy to send electronic copies of minutes and other communications from the Board through E-mail. If this is your wish, please send an E-mail to me at meottman@cfl.rr.com and I will be happy to send documents to you in E-mail format.