

THOUSAND OAKS CONDOMINIUM
BOARD MEETING MINUTES
February 11, 2015

Members present:

Eugene "Gene" Phelps, president
William "Bill" Johnson, Vice president
Linda Davis, Treasurer
Mary Ellen Ottman, Secretary
Marion Dickerman

Renny Yacek and Johnny "John" Lee from Atlantic Community Management were present along with the following owners:

Kurt Ottman	7A
Ann Johnson	1A
John Rose	3B
Sherry Delong	7B

Approval of meeting minutes from November 2014.

The minutes were approved without correction.

Treasurer's report

Checking balance:	\$ 15,413.43
Insurance balance:	\$ 19,744.17
Total:	\$ 35,157.60
Other assets	\$158,970.57
Total funds:	\$197,040.14

Flood insurance

The cost of our flood insurance policy is approximately \$16,000 per year due on March 5. The board voted to keep our current flood insurance for another year and gather information to help us decide what to do in the future.

Repair of pool and installation of timer

Our pool needs to be repaired at a cost of \$1200. If additional problems are found, the price will rise. The board voted to go

ahead with the \$1200 repair and also to install a pool timer at a cost of \$240 to save money each month. Pool hours will be adjusted.

Roof replacement

The board voted to replace all roofs this year, including a reroof of building 11 so that all buildings will match. We have enough money to cover the expense.

Concerns of board members

Eugene reported that light bulbs have been changed in all buildings except for 4, 5, 6, and 11. Also, we are using Westinghouse bulbs which are better.

Johnnie will provide Mary Ellen with an electronic communication request form to distribute.

Marion expressed her concern about the lack of grass in many areas around the property. She suggested that we have the soil analyzed to see what can be done. The board agrees.

The next meeting will be held on April 15, 2015 at the Ormond Senior Center.