

## THOUSAND OAKS CONDOMINIUM

### Board Meeting Minutes

November 8, 2017

Ormond Senior Center  
351 Andrews Ave.  
Ormond Beach, FL 32174

The meeting was moved to the home of President Phelps as the Ormond Beach Senior Center was locked.

Board members present: Eugene Phelps, president; Linda Davis, treasurer; Mary Ellen Ottman, secretary; and Marion Dickerman, member at large Renny Yacek and Paige from Atlantic Community Management were also in attendance. Vice president William Johnson was absent.

Call to order and approval of October 10, 2017 minutes—The meeting was called to order at 7:09 P.M. The October minutes were unanimously approved.

Treasurer's report— As of October 31, the operating budget had a balance of \$38,921.09. The reserve account had \$31,141.38. \$985 in past due assessments remain unpaid. Prepaid assessments total \$5302. Insurance money set aside is \$37,758.48 to cover our payment due at the end of December. The treasurer's report was accepted as read.

Lawyer's suggested change to renter's rules—The board members present believe that the recommended change to our rules involving renters is a good one. Atlantic Community Management will send out a copy of the rule change along with a cover letter at the beginning of February 2018. The rule change must be voted on by the owners and if approved will be effective as of April 1, 2018.

Security camera for pool area-- Eugene moved and Marion seconded the purchase of a camera system to use primarily around the pool area. The cost of the camera and installation will be under \$600. The motion was unanimously approved.

Contractor bid on pool bathrooms—The owner of unit 14C (Brian Benzel) is a private contractor up north. He has offered to upgrade our bathrooms for the cost of materials only (less than \$3000). Mary Ellen moved and Eugene seconded a motion to give the job to Mr. Benzel. The motion was unanimously approved.

Building 11 stairs are rusty—Management will take a look at all the stairs and repairs will be made in March or a little later.

Blooming plants in back of buildings—During our last annual meeting, an owner requested that we put blooming plants in back of her building. The board discussed this request at length but did not grant approval because the irrigation system is not set up to take care of plants in the back. Owners are permitted to put plants on their porches or patios.

Signage at entrances—Bill Johnson will talk with an electrician to see what can be done. The wiring was laid when the pavement was done last year.

Christmas tree decorations—The board agreed to ask Ann Johnson to do our Christmas decorations again this year.

The meeting was adjourned at 7:54 PM.

The next meeting is scheduled for 7 PM on Wednesday, March 14, 2018.