

THOUSAND OAKS CONDOMINIUM
Board MEETING MINUTES
February 27, 2019

Members present:

Eugene "Gene" Phelps, president

Bill Johnson, Vice President

Will Ferro, Treasurer

Mary Ellen Ottman, Secretary

Linda Davis

Renny Yacek and Sara Amasinghe from Atlantic Community Management were present along with the following owners: Ann Johnson from Unit 1A, JoAnn Williams from 6A, Betsy Vanvalkenburg 6B, and Kurt Ottman 7A,

After open discussion, President Phelps called the meeting to order at 7:01 PM. The minutes from the meeting of 11/07/18 were unanimously approved as prepared with Bill Johnson making a motion and Linda Davis seconding it.

TREASURER'S REPORT: Will Ferro arrived late, so Eugene Phelps gave the following report: We have \$12,000 in our operating account with half going to insurance at the end of the year. We have \$49,000 in our reserve account. Our finances are in good shape.

POOL MAINTENANCE: Our budget shows that we should replace the bottom of the pool this year. It has been scheduled in the past but put off because it wasn't necessary. Mr. Phelps has a friend in the pool business who does not do commercial work. This gentleman says our pool bottom still is in excellent shape; however, it is dirty due to city water and fallout in the air. He recommends acid washing the pool and doing some additional things to bring us up to code. The stairs need to be refinished and brought up to date; the tiles along the side of the pool also need to be replaced with slip-proof ones; and the ladder needs to be changed. The grates and lights will be inspected and we will get

an idea of when the bottom might actually need to be changed. The cost for all of this is approximately \$8,000. Replacement of the bottom would have been about \$16,000. Ms. Ottman made a motion to approve up to \$10,000 for this project, and Mr. Johnson seconded the motion. It passed unanimously. The board also agreed that we should spend an extra \$5 per month to add sequestration fluid to the water for metal removal.

TREE TRIMMING: Some of the tree leaves are starting to hang down on the roofs. Mr. Phelps would like Norris Williams to meet with the tree company and tell them what to do.

STAIR MAINTENANCE: The board unanimously approved that we hire someone to apply ORPHO on the rust spots of stairs every year and touch them up with paint. This will keep our stairs in good condition for a longer time.

A stair post on building 13 was damaged by a tenant moving in and needs repairing because it is wobbly. The cement will also need to be fixed.

PRESSURE WASHING THE BACKS OF BUILDINGS: Our buildings are scheduled to be painted in 2022, but meanwhile the backs of them are filthy. Ron will pressure wash them for \$900. The board unanimously approved a motion to have this done and also to get a price from Ron for owners if they want to pay to have their screens done.

OTHER CONCERNS: If you have information that you would like to send to the Thousand Oaks community, Ms. Ottman is happy to distribute it for you via email.

The meeting was adjourned at 7:28 PM.

Mary Ellen Ottman, secretary
Thousand Oaks Condominium