

THOUSAND OAKS CONDOMINIUM
Board MEETING MINUTES
March 11, 2020

Members present:

Eugene "Gene" Phelps, president
Bill Johnson, Vice President
Linda Davis, Member at large
Mary Ellen Ottman, Secretary
Will Ferro, Treasurer was absent.

Renny Yacek and Sara Amarasinghe from Atlantic Community Management were present along with the following owners: Ann Johnson from Unit 1A, Norris Williams (3C) Joann Williams (6A) [Betsy Vanvalkenburg](#) (6B) Kurt Ottman (7A) Sherry Delong (7B) and David Bishop (9B).

Mr. Phelps opened the meeting promptly at seven PM.

Open discussion: There was some discussion about emailing the agenda and barking dogs in building 13. Also, a couple of owners would like to have another get together like we had in December of 2018. Anyone concerned about the barking dogs should write a letter to management. The agenda will be emailed, and we will have a gathering as soon as our party planners can work it into their schedules.

Approval of November 13 2019 minutes: The minutes were previously emailed to all board members and were not read at this meeting. The board unanimously approved the minutes as previously distributed.

Treasurer's report: In the absence of our treasurer, Renny Yacek gave the following information: We have \$24,103.53 in our operating account excluding money set aside for insurance; and we have \$42718.44 in our reserve funds. Prepaid assessments

total \$4472 with \$1175 in assessments due. We are under budget as of February 29.

Purchase of furniture for the pool deck and gathering area: The board approved a motion to purchase furniture from ET&T Distributors for approximately \$5500. We will be ordering 4 cocktail tables for outside, 8 chase lounges, 16 arm chairs, and 4 round dining tables that are 48 inches across.

Rewording rules and regulations regarding bike area: The board unanimously agreed that the rules need to be reworded to allow for the change in the bicycle location area.

Adding stair maintenance to yearly budget: The board unanimously agreed that stair maintenance should be a yearly budget item.

Contractor vehicles blocking driveway south of building 11: Management will send an email to all owners asking them to not allow parking that would block this driveway.

Is our 2020 insurance coverage adequate as determined by the valuation provided to us? The board will have a meeting with an agent from Statewide Insurance on March 25 so he can explain all of this to us. We believe we are very well covered.

Should we hire a landscape architect to provide a plan for complete updating of Thousand Oaks Landscaping in 2022 as planned in the Reserve Budget? The board unanimously approved a motion that we hire a qualified landscaper. Mr. Phelps has done an excellent job of guiding our landscaping efforts so far.

Other board member concerns: There was much discussion among the board members about whether we should allow food in our new gathering area. We did not make a decision and will revisit this question at our next meeting.

Adjourn: The meeting was adjourned at 7:55 PM. The next meeting is scheduled for 7 PM on Wednesday, June 10.

Mary Ellen Ottman

Thousand Oaks Board secretary