

# Shaker Farms Condominiums

## Board Meeting

Thursday, October 23, 2008

*Board Members in Attendance:* Liz Ray, Laura Greer, Mary Malone, Lyndsay Tabler-Railey, Barbie Abbott

*Manager in Attendance:* Beth Holt

*Location:* Barbie Abbott's condo

*Walked property:* 6:00-7:00

*Time:* 7:00p.m.

Before meeting, board members walked the property with Greenscapes for the upcoming hedge "trimming." Board will have some bushes removed and many others severely cut back. The board believes that the bushes have been allowed to become excessively overgrown. The bushes will not be attractive going into winter, but will grow back afterwards. It took many years for the bushes to become so overgrown and with a little patience; they can look manicured and well-maintained again. If any bushes die from the cut back (this will not be known until spring or even summer), inform the board in the future and an alternative will be planted (maybe not the exact plant though). The board is going to maintain diligence that sidewalks, windows and doors are properly exposed for safety reasons. If you are maintaining your own flowerbed, the board is going to require that bushes not impede the window, sidewalks or door entries and exits. The board is also going to watch that bushes do not impede the vision of those walking on the sidewalks around corners, for example. Thank you for understanding this concern.

After the walk-through, the board made several observations. The board requests that you help keep the property looking nice. For example, if you see trash on the ground, please place it in the nearest dumpster. Do NOT drop your cigarette butts onto the ground. You are a homeowner and are littering in your own, but also your neighbor's property. Please throw your cigarette butts in the dumpster or your personal garbage. Remember it is the law that you pick up after your dog. This board wants to get a vision and make plans to not only maintain the property, but to improve it. It will require your help and assistance as a homeowner. More information to come on some of the possible ideas. The board is hoping that you will want to become more active! They were excited to see the turnout for the Annual Meeting and hopes that this participation continues. We are all in this together and the board hopes that we can help each other which help all of us since we're co-owners.

Board reviewed the hurricane insurance claim. With the insurance money and some of the association's money, the board will have 2 lower roof slopes and 3 upper roof slopes replaced along with the board underneath the roof. The board had the roofs evaluated even before the storm to know which are in the most urgent need of replacement. Those are the roofs that will be replaced first. (A slope in only one side of a lower OR upper portion of the buildings roof.) The board will create a "schedule" for the remaining replacement of roofs based on the information from the professionals regarding which roofs need replaced for the future once funding has been decided upon. Mary motioned this decision be passed. Liz 2<sup>nd</sup> the motion. All in favor. None opposed.

November 3 will be the tree/shrub trimming. Mary motioned to accept this date. Barbie 2<sup>nd</sup> the motion. All in favor. None opposed.

**Next Board Meeting:** Thursday, November 20 at 6:30p.m. at Barbie's condo  
Meeting adjourned 8:30pm. Lyndsay motioned, Laura 2<sup>nd</sup> the motion.

Submitted by,  
Laura Greer  
Secretary, Board of Director's

cc: all homeowners