

Shaker Farms Condominiums

Board Meeting

Thursday, June 25, 2009

Board Members in Attendance: Liz Ray, Laura Greer, Mary Malone, Barbie Abbott

Location: Barbie Abbott's condo

Time: 6:30p.m.

There have been a total of four bids for the foundation work. Laura motioned to accept the bid from Alph C. Kauffman, Inc. This is a very reputable company in the area. Barbie 2nd the motion. All in favor. None opposed.

Dryer and full bath exhaust fan venting work to begin in July. **The Board will have Mulloy send out letters to the owners that they will need to make availability to their unit for the work.** Work will begin at front of the complex. The goal is for two buildings a month to be worked on until all the buildings have been completed. It is possible that when the work is done on the foundations for the two buildings in need, that the venting work will be delayed a month. Depending on the payments sent early or in a timely manner, these decisions will be finalized. Mary motioned to accept. Laura 2nd the motion. All in favor. None opposed.

The Board accepted the railing bid from Brown Restoration Remodeling. In September the railings will be added to the porches according to the insurance requirements. Liz motioned. Mary 2nd the motion. All in favor. None opposed.

Regarding foundation work bids: due to the two lower bids no longer being viable considerations as set out in Option 1 and Option 2 which was mailed out to all owners and given out at the May 21st, 2009 meeting at Buckheads, the assessment will be for 12 months (instead of 10 months) to accommodate the increased cost of the foundation bid. The assessment payments will still be \$125 due the first of each month. The Board decided to keep the payment the same but increase the number of months in an effort to assist owners' budgets. You received vouchers for the 12 month payments. The total per unit is \$1,500 for the assessment. Please remember this is not your maintenance fees that are still due the first of each month, also. Late fees will apply to both fees. You can pay the assessment fee off early. The earlier the money comes in, the earlier work can be completed.

Next Board Meeting: Thursday, July 16 at 5:30p.m. at Barbie's condo, 3726 #1. Owners are invited to attend at 7:00pm.

Meeting adjourned 8:45pm. Mary motioned, Laura 2nd the motion. All in favor. None opposed.

Submitted by,

Laura Greer

Secretary, Board of Director's

cc: all homeowners