

# **Shaker Farms Condominiums**

## **Special Board Meeting**

*Monday, May 2, 2011*

*Board Members in Attendance:* Barbie Abbott, Mary McCoy, Cathy Hayes, Bob Wilbourn

*Other Unit Owners in Attendance:* Mary Malone

*Location:* Barbie Abbott's Condo

*Time:* 6:30pm

A special Board meeting was held to address the damages to community property caused by record setting rainfall, floods, and windstorms over a period of the last week.

Four residents reported interior water damage resulting from leaking roofs, and repairs were made, however; two roofs were deemed unrepairable and must be replaced at least in part. Bids are being requested from 3 roofing contractors, as specifications are now being prepared by board members. We anticipate having the bid results completed by our next regular meeting May 16, 2011, so that work may be completed.

Another resident (a # 1 unit) reported water in a closet floor, which reportedly was caused by flooding of the yard next to the building as a result of heavy rain, dirt and mud washing up against the foundation, which formed a pooling effect and forced the water under the siding. A ditch was created and the water drained away. We are requesting bids on installing a fixed drain in that area to connect to a concrete drain adjacent to the unit.

An additional unit owner reported water leaks around a window, but the report is incomplete, and we are awaiting further information from Mulloy Properties

All unit owners are required by law and their mortgage companies to maintain homeowners condo insurance, which covers the unit's interior "DRYWALL IN" and contents. The Board requires that all incidents that effect interior damage be reported to their respective insurance carrier, immediately after notifying Mulloy Properties.

AGAIN the Board emphasizes that ALL unit owners review their condo insurance policies to assure that they have sufficient coverage, and that there are no surprises because they are under insured.

The Board voted to establish a computer database called "Shaker Farms Maintenance log & History file", which will track all incidents of every type from reporting to completion Who, What, When, Why, etc... as paper work over the years gets lost or misplaced.

The next meeting is scheduled to be on Monday, May 16, at 6:30pm at Barbie's condo, 3726 #1.

Minutes submitted by,  
Cathy Hayes  
Secretary, Board of Directors