

Shaker Farms Condominiums

Board Meeting

Monday, May 16, 2011

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

Location: Barbie Abbott's Condo

Time: 6:30pm

The meeting was called to order.

Cash on hand and incident reports were discussed. The board has decided that all of the recent interior water damage incidents were storm related, and that all unit owners that have had water damage to their units, as a result should file claims with their insurance companies.

The owner responsibility is stated in ARTICLE V, Section 2 of the bylaws as follows:

"Section 2. Maintenance of Units. Every unit owner shall at his own expense at all times secure his unit from trespassers and the uninvited public by maintaining the entry doors and windows in good condition, and shall substantially repair, maintain, amend and keep his unit, including without limitation all internal installations therein, such as water, electricity, gas, telephone, sewer, sanitation, air conditioning, lights and all other fixtures and accessories belonging to such unit and the interior decorated or finished surfaces of all walls, floors and ceilings of such unit, with all necessary repairs and amendments whatsoever in good order and condition except as otherwise provided by law or the Declaration, and shall be liable for all loss or damage whatsoever caused by his failure to perform any such work diligently, and, in case of such failure after reasonable notice to perform, shall reimburse the Corporation promptly on demand all expenses incurred by it in performing any such work authorized by the Board of Directors or the Managing Agent. Every unit owner and occupant shall reimburse the Corporation promptly on demand all expenses incurred by it in repairing or replacing any uninsured loss or damage to the common elements or any furniture, furnishings and equipment thereof caused by such owner or occupant or by a member of the household or guest of either of them and shall give prompt notice to the Board of Directors or Managing Agent of any such loss or damage or other defect in the Project when discovered."

Thirteen residents have yet to respond to the letter about the chimneys and venting. They will be sent another letter, of which it is imperative that they respond, as their response is important for us to keep our community insurance coverage.

The board has received some bids on the roofs, and on the drainage ditch. However, there were not enough bids at the time of the meeting, so the board did not approve any contracts, as of yet. More bids will be forthcoming, and there should be enough, by the next meeting, to review and vote on a contract.

The board has decided that at some point in the future, we do need to have another assessment. However, this assessment would not be such a large amount as we had last time. Assessments will now be made on a project by project basis. When the assessment notice is given, residents would pay the equivalent of one month's condo fee, payable 90 days from the time the notice is given. All residents are encouraged to check their homeowner's insurance policies, as some insurance policies cover assessments.

The next meeting is scheduled to be on Monday, June 13, at 6:30pm at Barbie's condo, 3726 #1.

Minutes submitted by,
Cathy Hayes
Secretary, Board of Directors