

Shaker Farms Condominiums

Special Board Meeting

Monday, August 22, 2011

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

Location: Barbie Abbott's Condo

Time: 6:30pm

A special Board meeting was held to address the change to the Master Deed that is required to comply with a new law that was passed in January of this year. This would be an amendment replacing the current Amendment 6, and requires a 75% approval by the community by vote to be recorded. Letters will be sent out to every unit owner regarding this issue.

Also on the agenda, was the issue of the broken and uneven paver blocks surrounding a patio area between 3906 and 3904. The board voted to have someone remove the paver blocks at no cost to the community, and just pay to have the area tilled and seeded. This will remove any liability issues in the case of a slip and fall.

The Board has received 3 bids for the next concrete driveway apron, between 3808 and 3810, which will be reviewed at our next meeting September 12, at which time the contract will be awarded.

The Board is requesting that the CPA of Mulloy Properties include more detailed information in the balance sheets. As they are right now, there is not enough information for the Board to make proper decisions regarding unique situations.

The Board will ask Mulloy for a list of those that are in default on their payments.

The brick wall behind our property still hasn't been fixed. The property developers listed as owners on the contact tag have informed Sydney (Mulloy Properties) that they have sold the property. The new owners will now be pursued for the repair of this wall.

Tree limbs that were tossed over the wall, from the business property, and on to the Shaker Farms property have been removed, as litter of any kind will not be tolerated, and everything must be disposed of properly.

Many residents have been trying to report their concerns to Mulloy, but haven't been getting a response. The Board believes that they might have been calling an incorrect or an outdated number. The current number for Mulloy is 618-5900, or you can contact our property manager, Sydney Lawson, directly, by calling her at 498-2403, or by emailing her at slawson@mulloyproperties.com.

The meeting was adjourned.

The next meeting is scheduled to be on Monday, September 12, at 6:30pm at Barbie's condo, 3726 #1.

Minutes submitted by,
Cathy Hayes
Secretary, Board of Directors