

Shaker Farms Condominiums

Board Meeting

Monday, December 9, 2013

Board Members in Attendance: Liz Ray, Cathy Brock, Josh Dixon, Bob Wilbourn, Jean Hedges

Manager in Attendance: Andrea Orangias

Location: Jean Hedges's condo - 3726 #1

Time: 6:00pm

The meeting was called to order.

The Board reviewed the contract given to us by Victory Lawn Management and decided that it was incomplete. Josh Dixon called the company owner to inform him of the changes that needed to be made before the Board could accept the contract.

Greenscapes is due to remove the leaves on the property as soon as the snow melts. Our contract with Greenscapes is valid until the 1st of January.

The Board went over the budget and made some revisions. Our property manager, Andrea Orangias, will file this document with FHA in order to regain FHA certification for the Shaker Farms community.

Due to the increased cost of maintenance, the Board had to raise the condo fee, by \$15, to \$190, which will be effective on January 1, 2014.

The Board voted to have gravel put in as a temporary fix for the potholes in some of the driveways, while funds are being rebuilt.

The Board has asked Andrea to find out whether firewood can be stored on the property. She will call our insurance company, and also the fire department, to see if it can be done and what the requirements would be.

The Board has also asked Andrea to call Modern Maintenance to find out when they will repair the siding on #3730-2. This is warranty work and will not be charged to the community.

The Board is also considering the possibility of selling the wooded property behind #3720 and #3722. Josh will contact a realtor to look into this possibility.

The next meeting is scheduled to be on Monday, January 13, at 6:00pm, Jean's condo, 3726 #1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors