

Shaker Farms Condominiums

Board Meeting

Monday, May 12, 2014

Board Members in Attendance: Liz Ray, Cathy Brock, Mary Malone, 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 financial statement for the month. Several unit owners are in arrears. Letters have been sent to those unit owners.

The Board discussed a five-year budget and the possibility of re-allocating some of the funds to general maintenance from our roofing and driveway plan for the year of 2014. The budget will be reviewed again next month.

The Board also discussed the possibility of limiting the amount of rental units in the community (10 of the units are either rental or vacant). This would require a change to the Master Deed, with a 75% affirmative vote of all unit owners. Andrea Orangias will look into this issue.

Andrea will ask our lawyer, Dennis Stilger, to review the Modern Maintenance lawsuit and to counsel the Board on how to proceed. She will also ask Paul Bolte with LMC to clean the drain at #3730-2.

Letters have been sent to two unit owners about rules violations. They have not complied and will now be fined.

In light of a recent situation in one of the parking lots, where two cars were parked in violation of the Shaker Farms by-laws, towing stickers were given to the Board. They will be placed on any vehicle that is found to be in violation of the by-laws, informing the owner that the vehicle will be towed if it remains in its current location.

The tree next to #3728-1 will be checked in the fall to determine if it is at risk of falling and should be cut down. The Shaker Farms sign up front will be painted soon, and some of the windows and doors will be wrapped. Andrea will check on the plumbing issue at #3724-2. At the next meeting, the Board will discuss the appearance of the shutters on some of the buildings.

The next meeting is scheduled to be on Monday, June 9, at 6:00pm, Jean's condo, 3726 #1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors