

Shaker Farms Condominiums

Board Meeting

Monday, July 14, 2014

Board Members in Attendance: Liz Ray, Cathy Brock, Josh Dixon

Manager in Attendance: Andrea Orangias

Other Unit Owners in Attendance: Prevonne Wilson, Mary McCoy

Special Guest: Paul Bolte

Location: Cathy Brocks's condo - 3722 #1

Time: 6:00pm

The meeting was called to order.

The Board reviewed the financial statement for the month of June. A billing discrepancy was discovered that will be double checked. Liz Ray requested an updated list of all residents be provided to the Board.

The Board discussed the plumbing issue in #3802 with two of the units. It has been determined that there were multiple causes for the damage being done within those two units. One unit owner has been reimbursed for some of the work that was done in her unit. In the other unit, it was determined that there were two causes for the damage. The common drain was one of the causes, which is Association responsibility. The condensation line was the other cause, which is the responsibility of the homeowner. The Association will pay half of this cost and will also repair the drywall that was torn out while looking for the cause of the problem. This hereby ends all responsibility of the condo association on this issue. Another resident will be reimbursed for some of the repair cost resulting from gutters leaking into her unit before they were repaired.

A unit owner will be contacted about their renter, whom is parking on the grass and also throwing trash on the grounds. Unit owners will also be notified about Shaker Farms' policies about garden area maintenance and the pickup of animal waste.

The garden area by the drainage ditch will be taken down, as it has been overgrown with poison ivy for some time. A plywood board will also be removed from the area.

Paul Bolte has inspected all the decks and has made a list of all repairs that need to be done. The Board has voted to approve this list and to have the work done as soon as possible.

The Board discussed the landscaping with Paul Bolte and has asked him to come up with an estimate of what it would cost to have his company do the work. Paul will also give the Board an estimate on what it would cost to replace the three asphalt sidewalks in the community. Liz asked Andrea to check the emergency number for Mulloy Properties to make sure it is still up to date. The Board also considered updating the Bylaws, which would require an agreement upon the majority of unit owners to put into effect.

The next meeting is scheduled to be on Monday, August 11, at 6:00pm, Cathy's condo, 3722 #1.

Minutes submitted by,
Cathy Brock
Secretary, Board of Directors