

# **Shaker Farms Condominiums**

## **Board Meeting**

*Monday, August 11, 2014*

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

*Manager in Attendance:* Andrea Orangias

*Special Guest:* Paul Bolte

*Location:* Cathy Brocks's condo - 3722 #1

*Time:* 6:00pm

The meeting was called to order.

The Board reviewed a billing discrepancy with the gutter repairs. Paul Bolte explained the charges and will write up detailed bids to replace the ones received by the Association.

The Board discussed issues going on around the Shaker Farms community.

All decks were deemed to be safe and secure by a licensed contractor. Deck inspections will now be conducted yearly to make sure they remain that way.

The water leakage issue in #3908-1 was determined to be due, in part, to over-mulching, causing the outside ground level to be higher than that of the building and allowing water to seep in. The Association has repaired the gutters on the building and will have all overhanging limbs trimmed. The mulch has been removed at owner's expense.

The poison ivy on #3728 will be removed from the building as soon as it is safe to do so. The Board approved a bid to repair a crack in the patio at #3726, as it is a trip hazard. The Association will repair a hole in the siding on # 3810-1.

The Board approved the lawn maintenance and tree trimming bids by LMC.

A bid was also approved to place new address signs at the front of each driveway. This is in order to comply with requests made by both the fire and police departments to make the buildings easier to find.

The water bills were discussed. Some of the bills were abnormally high. Paul Bolte suggested that the Board do a water audit in order to find any issues and correct them.

The annual meeting and election of Board members is coming up in October, and the Board is requesting that anyone wishing to run for a Board seat submit their name and a short biography to Andrea Orangias at Mulloy Properties by September 1, 2014.

The next meeting is scheduled to be on Monday, September 8, at 6:00pm, Cathy's condo, 3722 #1.

Minutes submitted by,  
Cathy Brock  
Secretary, Board of Directors