

Shaker Farms Condominiums
Board of Director's Meeting
February 22, 2007

In Attendance: Mary McCoy, Barbie Abbott, Lyndsay Tabler-Railey, Liz Ray, Virginia Maupin, Laura Greer

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:36

Minutes read from January 31st meeting. Liz motioned to accept the minutes. Mary 2nd the motion. All in favor. None opposed.

Board reviewed financials, homeowner fees, liens and units in foreclosure. Board voted to start foreclosure on a unit due to the status of their late fees. All in favor. None opposed.

After looking into cost of painting numbers on the driveway entries, the board has decided to research into neighboring condominium communities to check into other number sign options for further consideration.

Board is getting bids for power washing the buildings. Two bids will be received, one for all buildings, the other for only the parts of buildings that need it.

Board reviewed the Landport maintenance reports. One incident has been closed out after management tried to reach homeowner for several weeks.

Lyndsay motioned to adjourn meeting. Liz 2nd the motion. Adjourned: 7:15pm
Next meeting: Thursday, March 29 @ 6:30 @ Barbie's condo.

Submitted by,
Laura Greer
Secretary, Board of Director's

Cc: all homeowners

Shaker Farms Condominiums
Board of Director's Meeting
March 29, 2007

In Attendance: Mary McCoy, Barbie Abbott, Lyndsay Tabler-Railey, Liz Ray, Virginia Maupin, Laura Greer

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30

Minutes read from February 22nd meeting. Mary motioned to accept the minutes. Barbie 2nd the motion. All in favor. None opposed.

Board reviewed financials, homeowner fees, liens and units in foreclosure. Board voted to start foreclosure on a unit due to the status of the late fees. All in favor. None opposed.

Gutter will be fixed at 3810 #1.

Board reviewed concerns and complaints regarding Rules and Regulations violations. Letters will be sent out to homeowners regarding violations.

Front circle at community sign was mulched by Greenscapes Lawn Care.

Board reviewed the bids for powerwashing of buildings. Nu-Look Pressure Cleaning Service will be powerwashing the places on each building in need. Liz motioned to approve their bid. Laura 2nd the motion. All in favor. None opposed.

Vice-President, Lyndsay Tabler-Railey, signed the audit review form. It is a state law that we must have an audit review.

Virginia motioned to adjourn meeting. Barbie 2nd the motion. Adjourned: 7:34pm
Next meeting: Thursday, April 26 @ 7:00 @ Barbie's condo.

Submitted by,
Laura Greer
Secretary, Board of Director's

Cc: all homeowners

**Shaker Farms Condominiums
Board of Director's Meeting
May 30, 2007**

In Attendance: Barbie Abbott, Liz Ray, Laura Greer

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 7:00 p.m.

Minutes read from March meeting. Barbie motioned to accept the minutes. Liz 2nd the motion. All in favor. None opposed.

June-December payment coupons will be mailed to owners to use when mailing in their homeowner dues.

Board reviewed the financial statements along with foreclosures. One large amount of late fee account has been paid.

Board will be looking into a bank account with a different local bank that has better interest.

Manager will mail letter to homeowner clarifying issues regarding the decks.

A small white pine will be planted at the first building where a dead one was recently removed.

The Board expresses their condolences to the family of Lois Goldblatt. She was a long time resident that recently passed away.

The Board will be planning a trip to view various flowers that may be planted on the front landscape mound where our community sign is located to help beautify the entrance. The Board has an opportunity to possibly receive free flowers for this project. Right now a Board member has offered to plant the flowers to save money. If any community members would like to assist in this project, please contact Laura Greer at 429-3668.

The Board discussed the issue with the number signs. One drive has put numbers on the pole. The Board thought this was a great solution while they continue to research more permanent solutions and consider cost.

There will be a community meeting in July. A notice will go out at the end of June.

Laura motioned to adjourn meeting. Liz 2nd motion. Adjourned: 8:16 p.m.
Next meeting: Thursday, June 21st @ 6:30 @ Barbie's condo

Submitted by,
Laura Greer
Secretary, Board of Director's

Cc: all homeowners

Shaker Farms Condominiums
Board of Director's Meeting
June 2007

Board Members in Attendance: Liz Ray, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin, Barbie Abbott

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30p.m.

3726 #2 and #3 will have the shingles replaced that have come off

3730 #4 - board approved the drawing submitted by owner to enlarge deck. All necessary permits and work will be done with licensed and insured contractors at the owner's expense. The deck will be put on the staining rotation.

Board discussed the financials and status of condos in foreclosure

Removal of dead trees by 3728 and 3730

Board discussed Rules and Regulations violations. Letter will go out regarding parking on the grass.

Number stickers will be placed on the poles to identify the buildings at each condo. Owners at one of the driveways have done this and the board thinks this is a good solution at this point. Barbie will place the numbers on the poles.

Please do NOT place anything outside the dumpsters! Garbage placed outside dumpsters will not be removed. Please place your garbage in the dumpster yourself so that your neighbors don't have to do this for you. If the item will not fit in the dumpster, then it should not be placed in front of it either.

Do not park in front of the dumpsters. This is a violation of the Rules and Regulations. You will have one warning letter, then you will begin the fining process for each and every occasion you do not follow this rule. This is also true for any other violations of the Rules and Regulations.

There will be a community meeting in September. The board would like to hold it outside on Shaker Farm grounds. More details will be forthcoming.

Next Board Meeting: Thursday, July 25, 2007 at 6:30p.m. at Barbie's condo

Written up by Laura Greer (Secretary, Board of Director's)
from notes taken by manager.

cc: all homeowners

Shaker Farms Condominiums

Board of Director's Meeting

Thursday, July 26, 2007

Board Members in Attendance: Liz Ray, Laura Greer, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin, Barbie Abbott

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30p.m.

Mark R. True from Animal Control Tactics talked to board regarding options for mole problem for the back condos next to the wooded area.

Minutes read from May meeting. Lyndsay motioned to accept the minutes. Barbie 2nd the motion. All in favor. None opposed.

Minutes read from June meeting. Barbie motioned to accept the minutes. Virginia 2nd the motion. All in favor. None opposed.

Board reviewed Rules and Regulations. Again, the board reminds you there is no parking or partial parking on the grass at anytime. You are responsible for your visitors. Please remember that the fine increases with each offense.

Board reviewed incidences entered into landport. Remember that only maintenance issues can be entered into landport. All other issues will be automatically thrown out of the system without the manager or board aware of your concern. Please report other concerns by calling or emailing the manager.

3808 #3 -board will send someone to inspect issue reported to the Board.

Board reviewed status of homeowner fees and units with liens and in foreclosure process.

Board voted to move the Association financial accounts to Republic Bank due to a higher interest rate. All in favor. None opposed.

Next Board Meeting: Thursday, Aug. 23 at 6:30p.m. at Barbie's condo

Time adjourned: 7:49 p.m.

Submitted by,

Laura Greer

Secretary, Board of Director's

cc: all homeowners

Shaker Farms Condominiums
Board of Director's Meeting
Thursday, August 23, 2007

Board Members in Attendance: Liz Ray, Laura Greer, Mary McCoy, Virginia Maupin, Barbie Abbott

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30p.m.

Minutes read from July 6, 2007 meeting. Mary motioned to accept the minutes. Barbie 2nd the motion. All in favor. None opposed.

3720 building pipes will be inspected to help determine the problem due to a dramatic increase in the water bill for the past couple months. Board has requested that the meter be reread.

Board reviewed the financial statement and units with liens and in foreclosure.

First set of mailboxes will be repaired due to rusting near the base.

After the heat wave, the Board will plan removal of all dead trees.

The Board would like to make the residents aware of the green recycling box located in the Wal*Mart parking lot near Burger King. You can recycle cans, paper, cardboard and plastic.

The usual open meeting this year will not take place until the Annual Meeting in October. The free location at Northeast Christian Church is no longer free. As a result, the board thought to save some money it could be held outside one August evening. However, due to the heat wave that is not currently a realistic option. At this point, we will have our Annual Meeting in one and a half months; therefore the Board has decided to postpone the open meeting this year.

You will be receiving notice asking for volunteers to run for the Board of Directors. Please note you will have to write a bio and turn it in according to the due date. When the bios are mailed to owners for your consideration, you will also receive a proxy for your vote. If you are unable to make the meeting, please give your proxy to another owner attending or a Board member. You can drop it off at the door of Board members or mail it to one. Remember to sign it! Only owners listed on the title are allowed to

sign the proxy for a vote and there is only one vote per residence. It is important that we have as much participation as possible.

Annual Community Meeting: Thursday, October 18, 2007 @ 6:30. New location: The Republic Bank building on Brownsboro Rd. (Hwy 22) across from The Summit. Meeting room is in the basement. Now that we have are in the process of transferring our accounts to Republic Bank, we will have access to their meeting room free of charge. One important item that will occur at this meeting is the election of the Board of Directors.

Next Board Meeting: Thursday, September 20 at 6:30p.m. at Barbie's condo
Time adjourned: 7:20p.m.

Submitted by,
Laura Greer
Secretary, Board of Director's

cc: all homeowners

Shaker Farms Condominiums

Board of Director's Meeting

Thursday, September 20, 2007

Board Members in Attendance: Liz Ray, Laura Greer, Lyndsay Tabler-Railey, Mary McCoy, Virginia Maupin, Barbie Abbott

Manager in Attendance: Beth Holt

Location: Barbie's condo

Time: 6:30p.m.

Minutes read from August 23rd meeting. Virginia motioned to accept the minutes. Barbie 2nd the motion. All in favor. None opposed.

Board reviewed the financial statement and units with liens and foreclosure.

Board will have a walk-through of the property with the lawn company regarding our fall shrub trimming and dead tree removal.

Board reviewed maintenance issues reported on Landport and to the manager.

Next Board Meeting: Thursday, October 18 at 6:30p.m. at Republic Bank

Time adjourned: 7:25p.m. Liz motioned. Laura 2nd the motion.

Submitted by,
Laura Greer
Secretary, Board of Director's

cc: all homeowners