

FOUR LAKES CONDOMINIUMS ASSOCIATION D
MEETING MINUTES
OCTOBER 27, 2021

I. CALL TO ORDER

President Karen Forslin-Bojansky (KF-B) called the meeting to order at 6:41 PM. President Karen Forslin-Bojansky (KF-B), Treasurer Caterina Varvaro (CV), Secretary Donna Brown (DB), and EPI Representative-Scott Adler (SA) were present. Director Dar Fazio (DF) was present via phone. Vice-President Ingrid Fung-Cap (IF-C) was present via phone at 6:46 PM.

II. APPROVAL OF MINUTES

Motion made by KF-B to approve the meeting minutes from September 22, 2021. Seconded by CV. Motion passed.

KF-B, CV, DB – Ayes

DF - abstain

III. MISCELLANEOUS OPERATING:

Motion made by KF-B to approve payment of invoices #5941 and #5973 from Aqua City Plumbing & Sewer, Inc. for repair of the sanitary sewer service for 6004 - 6008 East Lake Drive, for a total amount of \$4,925.00. Seconded by CV. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by DB to request reimbursement from the MHOA, in the amount of \$10,420.00, for costs incurred by Condo D due to the failure of the MHOA sewer line. Seconded by KF-B. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by KF-B for EPI to request a revised bid from Bella Plumbing & Sewer, Inc. for jetting and televising service lines for eleven (11) buildings; and to accept the lowest bid between Aqua City Plumbing & Sewer, Inc. and Bella Plumbing & Sewer, Inc., in an amount not to exceed \$9,750.00. Seconded by CV. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by KF-B to accept proposal from Village Services for landscaping services in the amount of \$39,564/year (\$3,297/month), with the added clarification of when the three (3) fertilizations and four (4) pruning's are completed. Seconded by CV. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by KF-B to accept proposal by Village Services for shoveling snow and salting walks at a rate of \$30/hour plus cost of calcium chloride. Seconded by IF-C. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by IF-C to accept the modification request from 6011-#2D Forest View Road to install new flooring. Seconded by DB. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

IV. RULE APPEALS AND VIOLATIONS:

Motion made by KF-B to rescind fine for non-notification of move-out for 6015-#2A Forest View Road, in the amount of \$250.00. Seconded by CV. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

Motion made by KF-B to rescind fine for non-notification of move-out for 6012-#2D Forest View Road, in the amount of \$250.00. Seconded by IF-C. Motion passed.

KF-B, IF-C, CV, DB, DF – Ayes

V. ADJOURNMENT

Motion made by KF-B to adjourn the meeting at 9:30 PM. Seconded by CV. Motion passed. KF-B, IF-C, CV, DB, DF – Ayes