

**FOUR LAKES CONDOMINIUM HOMES CONDOMINIUM ASSOCIATION D BOARD MEETING  
MINUTES 09-26-2018**

**I. CALL TO ORDER**

President Jeff Driscoll called the meeting to order at 6:57 PM. Board Members were present: EPI Representative Scott Adler, Secretary Saulius Bertulis, Treasurer Joyce Peters, Vice President Karen Forslin-Bojnansky, Director Caterina Varvaro joined the meeting at 7:40 PM

**II. APPROVAL OF THE MINUTES**

Karen made a motion to approve 05.23.2018 minutes, Caterina seconded the motion, Saulius and Jeff abstained the motion, all in favor motion passed.

Karen made a motion to approve 07.27.2018 minutes with a few corrections, Jeff seconded the motion, all in favor, Saulius abstained the motion, motion passed.

Karen made a motion to approve 08.22.2018 minutes, Saulius seconded the motion, Jeff abstained the motion, all in favor, motion passed.

**III. GUESTS – No guests**

**IV. OPEN FORUM**

Owner of 1603 Fairway Dr. discussed concerns with the board

**V. COMMITTEE REPORT**

Landscape Committee – Landscape will be discussed during management report.

Architectural & Maintenance – No updates.

Treasurer – Joyce updated the Board with the Associations financials.

MHOA Board Delegate – Caterina updated the Board with the MHOA business.

**VI. MISCELLANEOUS OPERATING:**

- A) Landscape - Caterina made a motion to approve Clarence Davids landscape restoration multiple proposals for a total of \$15,824, Karen seconded the motion, all in favor, motion passed.
  
- B) 6002-6018 Dead Bushes – Joyce made a motion to approve Clarence Davids proposal for removal and replacement of dead bushes at 6002 and 6018, including perennial plantings to the east of the 6010-6016 East Lake Dr. lot for a total cost of

\$986 Karen seconded the motion, all in favor, motion passed.

- C) Snow Removal – Karen made a motion to approve proposal from the MHOA for shoveling and Calcium Chloride for the upcoming seasons at a cost of \$29/hour. Adding Calcium Chloride to the buckets will be charged separately at material pricing. Jeff seconded the motion, all in favor, motion passed.
- D) 6013-2E Forest View Fire - Management to get additional bids for balcony membrane installation.
- E) 6006 East Lake Dr. Bat – Joyce made a motion to approve proposal from ABC Wildlife to install a bat excluder and seal the open areas found around the soffit for a cost of \$2,700. The excluder must be installed prior to October 31st due to new regulations. All in favor, motion, passed.
- F) 1505 Fairway Water Meter Access Panel – Jeff made a motion to approve Albres proposal for replacement of the existing water meter access panels found in the first-floor foyer ceiling of each building with a swing down door and frame screwed into the ceiling for a total cost of \$120/panel. Joyce seconded the motion, all in favor, motion passed.
- G) Ombudsperson Act – Karen made a motion to accept dispute resolution policy as provided and confirmed by Keay and Costello. Jeff seconded the motion, all in favor, motion passed.
- H) Recycling Charger – Board gave directions to Scott to distribute recycling flyer by mail, email blast and posting on to the recycling dumpsters. Jeff seconded the motion, all in favor, motion passed.
- I) MHOA Invoice – No invoice submitted for this period.

**Modification Requests: None submitted for this period.**

**Rule Appeals and Violations – Board reviewed the rule appeals and violations.**

**Sales:**

**1605-1C Fairway Dr. \$110,000**

**Inspection Report – Board reviewed the inspection report.**

**Work Order Report – Board reviewed the work orders.**

**Adjournment to executive session**

**Saulius made a motion to adjourn the meeting at 10:11 PM. Karen seconded the motion, all Board Members were in favor and motion passed.**

**Board re-convened the meeting at 10:12 PM**

6015-1B Forest View - Motion was made by Karen and the Board unanimously approved to reverse the charge.

6008-2C Forest View - Motion was made by Joyce and the Board unanimously approved to allow the owner to pay their fines in thirty days, or Association will pursue collections.

1605-3C Fairway Dr. - Motion was made by Jeff and the Board unanimously approved to reverse lease rider fine, but the owner must submit all renewals going forward.

1607-1A Fairway Dr. – Motion was made by Caterina and the Board unanimously approved to sustain the towing fee and reverse the other charges.

**Saulius made a motion to adjourn the meeting at 10:19 PM. Karen seconded the motion, all Board Members were in favor and motion passed.**