

**FOUR LAKES CONDOMINIUM HOMES CONDOMINIUM ASSOCIATION D BOARD MEETING
MINUTES 08-22-2018**

I. CALL TO ORDER

Vice President Karen Forslin-Bojnansky called the meeting to order at 7: 33 PM. Board Members were present: EPI Representative Scott Adler, Secretary Saulius Bertulis, Treasurer Joyce Peters, Vice President Karen Forslin-Bojnansky. President Jeff Driscoll and Director Caterina Varvaro was not present.

II. APPROVAL OF THE MINUTES

05.23.2018 and 07.27.2018 Minutes were tabled, because of lack of Board Members required to be present for the vote.

III. GUESTS – No guests

IV. OPEN FORUM – No owner was present

V. COMMITTEE REPORT

Landscape Committee – Tree trimming will be completed next week.

Architectural & Maintenance – No updates

Treasurer – No updates.

MHOA Board Delegate – No updates.

VI. MISCELLANEOUS OPERATING:

- A) Parking Lot Renovations – Joyce made a motion to approve J Doland Engineering change order for a total of \$1,651.26 for additional time spent on the project, Karen seconded the motion, all in favor
- B) Drainage Correction – Joyce made a motion to accept Clarence Davids proposal to put a swale in the area near NE corner of East Lake Dr. 1610-16 Buildings, for a total of \$2,187, Karen seconded the motion, all in favor, motion passed.
- C) 6000-6002 East Lake Dr. Parking Lot Sealing - Board gave directions to Scott to contact Clarence Davids to sealcoat parking lot section where heavy equipment was used, for a total cost of \$300, Karen seconded the motion, all in favor, motion passed.

- D) Stairwell Renovations – Due to the lack of bidders, board gave directions to Scott, to send out specifications for additional bidding.
- E) Balcony Soffit Replacement – Work will be done toward the end of September, weather permitting
- F) MHOA Invoice – No invoice submitted for this period.
- G) Karen made a motion to approve Clarence Davids multiple proposals for a total of \$3,315. Saulius seconded the motion, all in favor, motion passed.

- 1-Repair gutter drainage at 1613 Forest View Dr.
- 2-Removal of the dead trees at 6002 East Lake Dr. and 1603 Fairway Dr.
- 3-The tree limb removal at 6023 Forest View Dr.

- H) 6010 East Laker Dr. Three replacement – Karen made a motion to approve Clarence Davids proposal to remove and plant the new tree at 6010 east Lake Dr. and also trim tree limbs at 6016 and 6014 East lake Dr. for a total cost of \$1,035, Saulius seconded the motion, all in favor, motion passed.
- I) Garbage Corral Cleaning – Karen made a motion to accept Cleanmax change order for an additional two garbage corral cleanings per week for a total cost of \$192.50 per month, Saulius seconded the motion, all in favor, motion passed.

Modification Requests: None submitted for this period.

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

Sales:

No closed sales reported for this period

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 8:58 PM. Karen seconded the motion, all Board Members were in favor and motion passed.

Board re-convened the meeting at 9:15 PM

1503 Fairway Dr. 2C – Karen made a motion to send a letter reiterating that this violation was only the warning and requires no action, Saulius seconded the motion, all in favor, motion passed.

6006 East Lake Dr. 3D – Karen made a motion to rescind Non-notify of Move-in Fine for \$250, Saulius seconded the motion, all in favor, motion passed.

1605 Fairway Dr. 1C – Karen made a motion to sustain the \$600 for census violation, \$200 for lease violations and the legal fees for this matter, Saulius seconded the motion, all in favor, motion passed.

6011 Forest View 2C – Karen made a motion to sustain the gas bills, lease fines, plumbing charges and dryer cleaning for a total \$1,230.31 Saulius seconded the motion, all in favor, motion passed.

Saulius made a motion to adjourn the meeting at 9:48 PM. Karen seconded the motion, all Board Members were in favor and motion passed.