

FOUR LAKES CONDOMINIUM ASSOCIATION d BOARD MEETING  
MINUTES 02-27-2019

I. CALL TO ORDER

President Jeff Driscoll called the meeting to order at 7:10PM. Board Members present were President Jeff Driscoll, Vice President Karen Forslin-Bojnansky, and Director Caterina Varvaro via the phone. EPI Property Manager Scott Adler was present.

Secretary Saulius Bertulis, and Treasurer Joyce Peters were absent.

II. APPROVAL OF THE MINUTES

The Board was forced to table the 01-23-2019 minutes due to only two Board Members present who attended that meeting.

III. GUESTS—Jason Doland from Doland Engineering, LLC.

IV. OPEN FORUM—No owners present

V. COMMITTEE REPORT

Landscape Committee—No updates

Architectural & Maintenance—No updates

Treasurer—No updates

MHOA Board Delegate—The ski hill took a loss but not a bad year. More money is being put into Reserves. Bids were sent out for an Audit for MHOA.

VI. MANAGEMENT REPORT

MISCELLANEOUS OPERATING:

C) 2015 Audit— Caterina made a motion to accept the Audit as it was given to us. No exceptions or changes needed. Jeff seconded the motion. All Board Members were in favor. The motion passed.

D) Tree Care— Karen made a motion to email the Tree Inventory and Natural Areas Report to the Home Owner at 5904 Forest View #2F with a blind copy emailed to our Attorney. Jeff seconded the motion. All Board Members were in favor. The motion passed. The Board decided to table to garbage corral repair until next month.

E) Parking Lot Replacements— J Doland discussed the last parking lots 10, 11,12 that will be replaced this year. He discussed the different bids listing all the pros and cons for each company. Ultimately, he recommended Plotke Asphalt. Jeff made a motion to accept the bid from Plotke Asphalt for all three parking lots at a total cost of \$113,631.50 with a 15% contingency \$83,310.00, Base Bid with unit undercuts \$98,810.00. Karen seconded the motion. All Board Members were in favor. The motion passed.

G) Stairwell Bids— Table until next month.

H) Plumbing Charge Backs— 6012 East Lake Dr. #1B The plumbing costs will be shared by owners on the affected the tier line. 6013 Forest View Rd. #2F. The plumbing costs will be charged back to the Owner.

I)MHOA Invoice #10635— Karen made a motion to approve #10635 MHOA invoice for \$2,654.00. Jeff seconded the motion. All Board Members were in favor. The motion passed.

J) Water Meter Covers— Scott will test the covers, check the amount time it takes to read the meters and then talk to Wanda about his findings.

Correspondence—

- A) 5900 Forest View Rd. #3A. The Board reviewed the Owners appeal and decided to reverse all the fines this one time. All rules regarding Move-In fee, fines and Census cards will be followed. No exceptions or appeals will be considered by the Board going forward.
- B) 1503 Fairway Dr. #2D. The Owner ignored all registered and regular legal letters and left them unclaimed. The Board instructed Scott to contact our Attorney to file an eviction law suit against the Owner.
- C) 6018 East Lake Dr. #2D. The Owner ignored all registered and regular legal letters and left them unclaimed. The Board instructed Scott to contact our Attorney to file an eviction law suit against the Owner.

Modification Requests: None submitted this month.

Rules Appeals and Violations— The Board reviewed and discussed them.

Sales: No sales closed for this month.

Inspection Report— The Board reviewed and discussed it.

Work Order Report— The Board reviewed and discussed it.

New Business: None this month

Executive Session— The Board adjourned into Executive Session at 8:35PM and re-convened the meeting at 8:45pm.

Adjournment— Jeff made a motion to adjourn the meeting at 8:47PM. Karen seconded the motion. All Board Members were in favor. The motion passed.