

HOLLYBROOK CONDO ASSOCIATION

Board of Directors Meeting

July 17th, 2018

The meeting was called to order at 6:32pm.

In attendance were Annie Dowdell, Sara Zini, Angie Cannon along with owner Danni Barber (note taker).

MINUTES/FINANCIALS

The May minutes were approved via email by all board members and are currently posted on our website.

The May and June financial reports were approved as presented and are available upon request.

OLD BUSINESS

Stucco painting approved at May meeting for remaining buildings to commence sometime in August/September.

A five-year project wish list is being assembled. Some of the items currently on the list include paving, repair of entrance electric, replacement of the other mail kiosk, possibly a dog park area etc... If you have any suggestions to add to the list, please contact the board through the Hollybrook email address. (Hollybrookavl@gmail.com) A current list of items is available upon request.

Walkabout item deadline is coming up soon, August 1st. For those that have items to repair or replace please be aware any item that you have received a letter about will require completion by August 1st. If you need a reminder of what happens when an item is not resolved, please see the rules and regulations for the fine amount and the enforcement procedure (Article VIII) in the Hollybrook Condo Declaration. Any questions please use the Hollybrook email. (Hollybrookavl@gmail.com)

Notice the references to the email address Hollybrookavl@gmail.com ? If you see a board member walking to the mail box, at the pool or enjoying the sunshine, please smile and feel free to talk about things other than HOA business. **ALL** HOA business, questions, complaints, inquiries of any kind should be communicated through the email address and not directly to an individual board member. Hollybrookavl@gmail.com

NEW BUSINESS

Hollybrook's pool water maintenance is now being performed by Vincent Young from unit #22. Thank you, Vincent,

New Business continued

Pool trash. For those that use the pool, please make sure you pick up your own trash. Deflated floats, beer bottles and general trash have had to be picked up by others. It is everyone's responsibility to take care of the pool area. If you bring it, please leave with it.

Welcome to our new neighbors in unit 42, Tammy Sadler and partner Gary. Make sure you introduce yourself if you see them out and about.

Board approval expiration. A new rule was proposed to limit the time a board approval for work, repair or replacement is good for. 90 days with the possibility of an extension has been proposed and approved. Rule verbiage will be presented at the September meeting for final approval.

Inspector Report for Unit 42. Rotten wood was found in a location that the HOA was responsible to replace. This item has been completed.

Unit 91 Replacement of crawl space door: Pending contractor estimate prior to approval.

Unit 43: Board approved replacement of windows not previously replaced.

Unit 44 exterior fireplace cover: Pending contractor estimate prior to approval.

ANGIES NEIGHBORHOOD Angie Cannon has suggested and volunteered to pull a unit number from a bowl and interview and write a monthly article about the owner(s) so that we may get to know each other better. This means we can look forward to having a monthly article for at least the next three years. What a great way to get to know our community members. Thanks Angie.

COMPLETED BUSINESS

Pump house leak: a fitting had to be repaired below the cement in the pump house.

Planting the long hill across from Bldg. 7. Replacement of Leyland cypress previously removed.

Large Item pick up: Well utilized.

Community pool party, Saturday June 9th : Fun time was had by all who attended!

Next Meeting: September 18th

Meeting Adjourned at 7:45pm.