

Gardens of Forest Lakes Condominium Association, Inc.

Board Meeting Minutes

Date: 1/17/2019

Time 7:00 pm

Place: 24701 US Hwy 19 N ~ Suite 102 ~Clearwater, FL 33763

Call meeting to order: 7:03 pm

Establish Quorum: Quorum established. In attendance: Janet Sherfey, Cindy Lenok;
John Benincasa and Vanita Hall on phone

Minutes: Will be coming; Motion -Janet; 2nd -John; all in favor

Treasurer's report:

- Reviewed by Janet

Secretary report:

- Went over outstanding issues in list of 1/9 that was emailed 1/11
 - **Painting breezeway** of 131 done. Need board to determine if all breezeways should be painted.
 - **Trees** – removal from roof- scheduled for 1/28 – 1/30/19 A&M \$1980 Motioned by Janet/2nd by Vanita
 - **Parking bumpers**-white or yellow; Erik contacting Chris at Rose Paving to evaluate asphalt and estimate for bumpers too
 - **Lighting**-Vence provided maintenance and service agreement for monthly service. \$250/\$95-Q/M. -Motion-John; Vanita-2nd; Cindy in favor; Janet – No. Requires report and Janet requesting bulbs be included.
 - **Mulching** – add to calendar for 10/2019
 - **Maintenance:** Tony works @20 hrs/wk; \$15, direction from Erik only
 - **Condo Issue:** 121B requesting \$300 reimbursement for exterior leak. Motion to pay-Janet; 2nd Cindy; In favor-John; Vanita – abstained
 - **Weekly site visits:** Scheduled to be every Monday;report by Wed via email. May vary depending on community need.
 - **Fertilization**—Completed 11/2018; Erik to check with Tommy (T4) on how often --Pellets used in cold; Liquid used in hot; T4 contracted TrueGreen-we paid \$4500; shrubs, Palm Trees, Turf
 - **Water intrusion**-Blanket Motion – to look into outstanding drywall and damage for reimbursement to residents of Gardens of Forest Lakes; Janet-Motion; Cindy-2nd , all in favor
 - **Accident** – Not replacing Palm-Motion-Janet; 2nd Cindy; in favor Vanita; John-no --Replace Lighting fixture -Motion-Janet; 2nd Cindy; All in favor

Arch report:

- Nothing to report

Old Business:

- Owner of 121B requesting \$300 reimbursement for exterior leak. Motion to pay-Janet; 2nd Cindy; In favor-John; Vanita – abstained
- Potential tenant for 140 B questions: No W/D; \$700/MO; Board not aware of bank procedures, if any, on occupied foreclosed units to vacate

New Business:

- Roof: Choosing Watertight: Motion-Janet; Cindy-2nd; All in favor:
-Cindy mentioned the 5% fee that is in our contract with Ameritech for management of project. Erik as manager for the project was discussed. Cindy, John, Vanita and Janet agreed, No motion made.
- Reclaimed Water – Using deferred maintenance—table until after roof
- Sprinklers -Brown spots- Eric to check with David Blog
- Copper piping—look into the replacement of copper piping---table until after roofing

Meeting adjourned: 9:00 pm