

## BOARD OF DIRECTORS MEETING – 11-14-19

Attending - Preuett, Sve, Neri, Scoggins, Cook, Keefe  
Fisher (RPM), Plantier (Maintenance)

Meeting started at 1:00.

Financial - For first seven months of fiscal year thru October 31 revenue was on budget, expenses \$5,300 less than budget.

Landscaping - New landscaping company (Erwin) started in October. Will normally be here on Thursdays. Initial objective to restore grounds back to par. Will also handle fertilizing, tree/bush trimming and some sod replacement.

Property Manager Report -

- . Annual Meeting will be March 4. First mailing will be January 3. Candidates for new Board should file at that time.
- . Starting preliminary work on 2020/21 fiscal budget.
- . Several projects were completed over the summer months - i.e. new roof A/C, moved rec room a/c to floor level in new closet, rec room ceiling repairs, new kayak rack, completion of changes to documents.
- . State and city laws require updating of bi-directional amplifier system (bda) by end of year. Have bids from two companies to do required checking of inside of each tower ASAP.
- . Alliance for Bayway Communities (ABC) will be holding a meeting in our rec room on November 18 at 1:00.
- . Working on fixing 5th floor corridor a/c duct work to improve circulation.
- . Roof for pool spa - awaiting approval by city of new cover so it can be installed.

BOD voted and approved - \$1350 for bda certification survey by Critical Systems Solutions.  
- New landscaping contract with Erwin company.  
- Approximately \$800 for new pool spa cover.

Bike Path Status - Met with contractor.

- Path to have asphalt covering.
- Path will be 12' wide except by golf course tunnel path will be 8'.
- New bridge on target for end of 2020.

New Street Sign at entrance from road - being changed to match sign at other entrance.

Owner Concerns, Suggestions and Comments -

- . Unit 122 - asked to have bushes trimmed by their unit and also have sprinkler head adjusted.
- . 6382 Building - Asked to have some bushes removed.
- . Unit 1204 - Asked that fans be used to dry corridor carpeting when shampooing. Also would like a/c temperature lowered in corridor.
- . Unit 214 - Elevated plants in balcony so water will not accumulate beneath them and agreed to trim plants so they do not extend beyond balcony.
- . Unit 124 - Expressed concern on wording of new one year rule of ownership before leasing allowed. Wants it understood ownership can be transferred to heirs who would not have to wait one year to lease property.
- . Unit 1204 - Expressed concern that change of pet rule to allow two pets maximum was not properly explained.

- . Unit 111 - Recommended BOD meeting notices be sent to owners via e mail in addition to required posting.
- . Unit 319 - Asked how issues with adjoining units be addressed RPM advised they be notified for action unless it is an emergency in which case police be notified.
- . Unit 703 - Expressed concern with smoking in building. RPM advised cannot control smoking within a unit.
- . Unit 304 - Suggested new sign from road be positioned high enough so drivers can see approaching traffic.

Meeting adjourned at 3:25.