

**LAURELWOOD CONDOMINIUM ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 13, 2018**

The meeting was called to order at 2:59 PM by Board President, John Corlito. Other attendees were Chris McDermott, Helen Gilson, Will Ruby, and Jim Mateka, Manager. (Rosalie Rogan was unable to attend.) This constituted a **QUORUM**. Proof of meeting notice also established.

**MOTIONS** were made and seconded by Ruby and McDermott to waive the reading and to approve the minutes of the previous Board meeting. The January 29<sup>th</sup> minutes were approved by a vote of 4-0.

**TREASURER'S REPORT:**

Our new Management company, Ameri-Tech, took over the details of the financial reporting beginning March 1st. While there has not been a change in the manner of which owner payments are collected and no change in the Association banking accounts, the reporting is somewhat different and will require additional due diligence by the Board. That said, all cash assets are balanced and accounted for.

**OLD BUSINESS:**

As of the date and time of the meeting, Corlito announced the completion and payment of the Paving project. As McDermott pointed out, both the Painting which was finished in February, and the Paving were accomplished without the addition of new assessments for the Owners.

**NEW BUSINESS:**

The Board has turned its attention to the replacement of our pool furniture and is currently working with Suncoast Furniture on a very attractive package. However, since the proposal has not been finalized, Ruby made a **MOTION** to table the matter for now, McDermott seconded it and the motion to table passed by a 4-0 vote.

Also, before the Board and discussed with Jim Mateka:

2468-F: The unit does not have a valid rental agreement. In addition, a number of rules are being broken by the occupants, affecting neighbors. A **MOTION** was made by McDermott, seconded by Ruby to refer the matter to the Adherence Committee and to send a letter to the Owner.

2452-C: A moisture problem and the resulting cost to repair is being addressed with the Owner.

2468-A: A letter of intent will be sent to the Owner requesting a valid permit and alteration application before renovation continues with the unit.

2284-B: The Owner thanked Jim Mateka for Ameri-Tech's timely response to their problem.

Corlito addressed the need for a sub-committee to work with Management to monitor and control the annual rental lease agreements, working toward a No Rental policy. We currently have a 10% cap or a maximum of 7 rentals; any change would require a 75% vote of Owners and the "grandfathering" of current rentals. 2452-B (Marty) has agreed to take on the project. A **MOTION** to create this new sub-committee was made by Gilson and seconded by Ruby, passing by a 3-0 vote with one abstention.

McDermott made the **MOTION** to adjourn, Ruby seconded it, and the motion passed by a 4-0 vote. The Board meeting adjourned at 3:29 PM.

Respectfully submitted by Helen Gilson, Secretary.