

LAURELWOOD CONDOMINIUM ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
December 7, 2019

The meeting was called to order at 11:00 AM by Board President, Chris McDermott. Other attendees were Helen Gilson, Dona Conroy, and Jim Mateka, Manager. (With approved absences, Rosalie Rogan and Jim Finnegan were not in attendance.) This constituted a **QUORUM**. Proof of meeting notice also established.

MOTIONS were made and seconded by Conroy and Gilson to waive the reading and to approve the minutes of the previous Board meeting. The April 10, 2019 minutes were approved by a vote of 3-0, with no dissensions.

TREASURER'S REPORT:

Manager Jim Mateka presented the Treasurer's Report, stating that currently the Association has in round numbers \$257,310 in Reserves and \$20,345 in the Operating Account. With fully-funded Reserves, we are in a strong financial position.

OLD BUSINESS:

A **MOTION** was made by Conroy to ratify expenditures made for completed work on the property during Spring and Summer 2019. The work was done by duly chosen contractors and included such items as: repairs to sidewalks, carports, sheds, gutters; the power washing of sidewalks and pool deck; tree trimming; termite control; assorted plumbing repairs. Gilson seconded the motion and it passed by a vote of 3-0 with no dissensions. In their absence, Rogan and Finnegan also authorized these expenditures with their signatures.

NEW BUSINESS:

A **MOTION** was made by Conroy to authorize the expenditure for sealing and restriping the parking lots. The anticipated cost is covered by Reserve funds and will be completed in early 2020. Gilson seconded the motion and it passed by a vote of 3-0 with no dissensions.

Other work under consideration by the Board involves the replacement of old and dying shrubbery. It should also be noted that the trimming of palm trees is an ongoing maintenance item, the timing of which is dependent on the season and species.

Adherence Committee Referrals:

Conroy made the **MOTION** to submit 2292-F Oak Neck's failure-to-respond to notices regarding an unregistered car with flat tires that has damaged the pavement in a limited commons area. Gilson seconded the motion and it passed by a vote of 3-0 with no dissensions.

Conroy made the **MOTION** to submit 2284-D Oak Neck's failure-to-respond to notices regarding an expired lease. Annual lease renewals are to be provided to the Association prior to the expiration of the old lease. Gilson seconded the motion and it passed by a vote of 3-0 with no dissensions.

OWNER COMMENTS:

2284-A asked the status of an "irrigation and power" problem near her unit. Also discussed were the need for new signage at Gate One and a solution for the parking problems in that area.

ADJOURNMENT:

McDermott made the **MOTION** to adjourn, Gilson seconded it, and the motion passed by a 3-0 vote. The Board meeting adjourned at 11:24 AM.

Respectfully submitted by Helen Gilson, Secretary.