

Laurelwood Condominiums

Board of Directors Business Meeting

Date: 3-14-2023

Meeting was called to order; a quorum was established. In attendance was Christine McDermott, Donna Conroy, Rosalie Rogan, Tish Dailey and, Jim Finnegan. Jim Mateka (property manager) was also in attendance. Meeting was held at Laurelwood pool.

McDermott made a motion to waive reading of minutes for 11-17-2022 and Dailey 2nd. All other members in favor.

Treasurer:

Rogan stated as of February 28, 2023 we have \$25,353.00 in the operating account and \$323,679.49 in reserved funds.

Presidents Report:

McDermott would like to establish a voluntary work force for cleaning and small items need to be done at Laurelwood. This will help the association to save funds. A notice will be sent out for volunteers.

There is to be no hangings of any kind or decorations from the soffits. This puts extra stress on the soffits especially when it is windy. Any owner or tenant not adhering to these rules and, soffit is damaged will be responsible for repairs.

Nothing is to be put on privacy walls. No towels, plants, knickknacks etc.

Managers Report:

The following items have been discussed:

ARC requirements for interior and exterior work

Sales and leasing application requirements

Service and emotional support animals.

Noncompliance notices are being issued as needed.

Board Meetings:

The budget meeting took place November 17,2022 at Ameri-Tech.

The association annual meeting took place January 17,2023

Sales and lease applications were processed and submitted.

ARC applications were processed and submitted.

Insurance policy was renewed, and all premiums paid.

Old Business:

Rear lanai: Homeowners need to keep the vegetation in this area clean and trimmed.

Remove any plants whose root system will damage the lanai masonry wall.

Gutter systems that are attached to covered lanais are to be cleaned and maintained by the homeowner.

Breakdown boxes before placing in recycle/dumpster.

When leaving the pool area make sure the pool gate is closed and locked.

Touchup exterior paint is available for homeowner use. Please contact Donna Conroy

All interior/exterior repair and/or remodel work require an approved ARC application.

Absolutely no work is to be preformed in the association common areas without prior approval.

New Business:

To be able to increase sale and lease application fee from \$100.00 to \$150.00 as of 4-1-2023.

Conroy made a motion to accept and Finnegan 2nd. All other board members are in favor.

It was a hard winter and dead landscaping will be addressed later this spring as some of the plants are recovering.

The board would like to establish a voluntary cleanup crew.

If outside businesses solicit homeowners, please contact a board member. We do not allow LLC's or investors to buy Laurelwood property.

2484 B& C wall is cracked and needs to be looked at.

Look into wider sidewalks.

2468 sprinkler near automobile needs to be capped off.

2468 E & F need to address gutter growth and roots.

McDermott made a motion to adjourn, Finnegan 2nd at 6:19 PM. All others in favor.

Respectfully,

Tish Dailey

Secretary