

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting – September 28, 2017 Lake Pineloch Village Management Office at 6:30 PM

MINUTES

Meeting Called to order at 6:33pm.

Quorum Established

Board Members Present:

Burch Helm	President		
David Peck	Vice President	Joe Krawczyk	Director
Elizabeth Alonzo	Secretary	Gloria Lobnitz (By Phone)	Director
Sandy O'Hern	Treasurer		

CAM's Present:

David Estilette	Community Association Manager
Angela Smith	Community Association Manager

MEMBER COMMENT PERIOD

Andrea Prehn questions when the trellis/ pergola will be fixed at the front pool. Management responded they are waiting on the insurance adjuster to see if the trellis is covered.

APPROVAL OF MINUTES

Sandy O'Hern motions to approve August 31, 2017 minutes. Joe Krawczyk seconds. All I's. Minutes approved.

COMMUNITY MANAGER'S REPORT

Angela Smith provided the September community managers' report. After the report Elizabeth Alonzo questions, the Budd Group cleanup hourly rate. This information was not available for this meeting. Information will be provided after the meeting.

TREASURER'S REPORT

Sandy O'hern provided the September treasurer report. No questions.

COMMITTEE REPORTS

A. Budget & Finance Committee

No action Items

B. Architecture & Engineering Committee

No action items

C. Landscape Committee

Discussion of 100-gallon Live Oak to go behind building 26.

Roger suggest adopting an atrium policy on a case by case basis. Discussion on adding the atrium clean up to the budget. Roger states the Landscape Committee will find the atrium issues and report it to management. Burch Helm suggest taking the atrium project and splitting it between the committee of 5 and getting the information to management.

D. Resident Relations Committee

Roger inquiries about having holiday lights at the round-a-bout. Management responded we are working on getting an electrician for the holiday lights at the round-a-bout.

E. Security Committee

- Armstrong Proposal
Camera was not working properly. This issue was fixed by moving the cable and Burch providing a new monitor for the lakeside pool. No proposal needed.
- Gate System motherboard replacement
Motherboard was replaced for the front gate entrance by Door King. Discussion of getting new key cards and barcodes at the beginning of 2018.

UNFINISHED BUSINESS

- 2018 Proposed Budget Approval and Reserve Schedule

Gloria Lobnitz motions to approve the 2018 proposed budget with a cover letter to be sent to all residents. Dave Peck seconds. All I's Motion Passed.

Joe Krawczyk motions to accept the reserve schedule as Sandy presented it. Gloria seconds. All I's. Motion passes unanimously.

Sandy sets the Budget Adoption meeting for 10.26.2017 at 6:30pm.

NEW BUSINESS

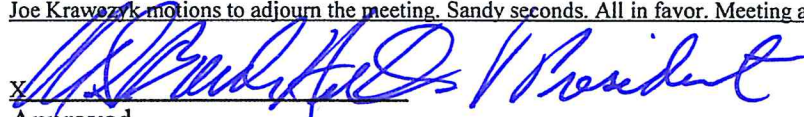
- Asphalt Bids (Pending Bids) Already discussed
- Replacement of all access cards discussion Already Discussed
- Hiring a Part Time Gardner discussion Already discussed

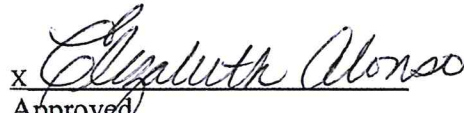
MEMBER COMMENT PERIOD

Elizabeth Alonzo comments on the storm cleanup. Expresses her concern on the weeds around the property. Elizabeth expresses concerns about the Bougainvillea at the entrance and exit gate.

ADJOURNMENT

Joe Krawczyk motions to adjourn the meeting. Sandy seconds. All in favor. Meeting adjourned at 7:46pm.

x  President
Approved

x 
Approved