

**LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**Board of Directors Meeting – June 29, 2017**  
**Lake Pineloch Village Management Office at 6:30 PM**

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**Minutes**

Meeting called to order at 6:31 pm.

Board Members present as listed below

Board of Directors:

Burch Helm	President	Susan Storch	Director
David Peck	Vice President	Gloria Lobnitz	Director
Elizabeth Alonso	Secretary		

Present from Management Company as listed below

Angela Smith	Community Association Manager
Greg Ashworth	Sr. Community Association Manager
Katie Ronan	Community Association Manager will be introduced in a bit

**MEMBER COMMENT PERIOD**

Bill Sawyer commented on the Salerno Planter and likes it the way it is.

Sue Kilkucki and Leslie Blair agreed.

Karen Sterner asked about status of bollards.

Leslie Blair comments Budd Group continues to be a problem.

Bill Sawyer inquires what are they doing about weeds.

Sue Kilkucki advises when they are already here trimming trees they should prune and take care of things while they are in the tree.

**APPROVAL OF MINUTES**

David Peck motioned to approve minutes from June 1, 2017 board meeting. Susan Storch 2<sup>nd</sup> the motion. All were in favor.

Angela Smith provides community manager's report with updates of June meetings and project status.

TREASURER'S REPORT Sandy was absent so a complete review was not done however, it was gone over thoroughly at the budget and finance meeting. Burch asked if there were any questions. David inquired about carport assessment amounts. Due to the timing of the report those delinquencies will clear as payments are received. Discussion landscape discrepancy. Manager and Accountant have requested missing invoice. Elizabeth Alonso will look into it because she thinks all was paid.

**COMMITTEE REPORTS**

A. Budget & Finance Committee

NO ACTION ITEMS

B. Architecture & Engineering Committee

NO ACTION ITEMS

C. Landscape Committee

Roger McDonald spoke of the Solemo Planter and recommends to do away with it and start the proxy process to do so as his first. The 2<sup>nd</sup> Recommendation is to level dirt and put flowers in it. For now, level the dirt and get ground cover until we decide if we are going to eliminate in 2018.

D. Resident Relations Committee

Susan Storch thanked everyone for donating and amount needed was exceeded. The event will be on the 1<sup>st</sup>

E. Security Committee

- Recommendation for cameras to add 2 new high def cameras at guard house. If it's under \$1000.00 Burch is going to approve it is needed and in the budget. Current laptop being repaired by IT and will get new screen and update system.
- Recommendation to the board that residents are permitted to put Home Alarm Stickers in Windows at point of entry not to exceed 6-inch diameter.

Susan Storch makes a motion to accept the recommendation to have a home alarm sticker in windows as recommended by Security Committee. Elizabeth Alonso 2<sup>nd</sup>. Clarification no yard signs only stickers in windows, yard signs should be removed. All were in favor. Motion passed.

F. Non-Owner Resident Committee

- Recommendation to send letter to owners as we approach 25% notifying them and what the procedure is as we near 30%. Makes a recommendation to move to quarterly meeting since objectives have been met.

Burch thanked for all they have done. Burch recommends to disband the committee for now. No need to meet in September. If we cross 25% the board will reconvene the committee. With the permission of Chair for the committee. President so moves and committee agrees.

**UNFINISHED BUSINESS**

Salerno Planter (Pictures Attached) spoke of earlier Revised Bid for Sidewalk including Asphalt Repairs not to exceed \$4,790.00. Management explains the difference and why it increased. Was at \$2,970.00 and has almost doubled. Board would like to revisit the bids and do an electronic vote.

**NEW BUSINESS**

2867 Palermo and 2912 Monaco request to waive \$159.10 in fees (\$10 late notice, \$87 intent to lien, and \$62.10 interest) due to payments being applied in one account. Gloria Lobnitz recommends we waive interest which is not hard cost to us. Hard cost to us will not be waived and the owner should pay or hold their management company responsible. \$62.10 waived per the board. \$97.00 responsibility of owner since it was not submitted properly. Susan Storch makes a motion to not waive our hard costs and they pay \$97.00 and board waives \$62.10. Gloria 2<sup>nd</sup>. All were in favor.

**MEMBER COMMENT PERIOD**

Sawyer has comment on leases and if management has obtained them all and if there were any under 6 months. Sawyer inquiries about a tree that was cut down. Elizabeth responds. Angela will verify.

**ADJOURNMENT at 7:38 pm.**

Approved  
President



Approved  
Secretary

