

Pinewood Village Condominium Association

Board of Directors Meeting

March 2018

Date: Tuesday, March 20, 2018

Time: 7:00 PM

Location: Clubhouse

Minutes

1. Call to Order
2. Please turn off cell phones
3. Taping in progress
4. Roll Call – Hanny Barram, Dick Mall, Tony LaCorte (absent), Jim Knapp
5. Moment of Silence
6. Approval of prior meeting minutes (February 2018) (delayed until April meeting)
7. Correspondence - none
8. Treasurer's Report
 - a. Repairs – pool – chlorinator, water adjuster, flow rate increased, tools purchased
 - b. 1303 water leak – 2 years old - repair \$1,645 plumber
 - c. Audit–Page Company - \$3,500 motion to Audit, motion accepted
 - d. Roofing Plan & Financing being prepared – Urethane, Ameri-Tech, other(s)
 - e. Motion to accept Treasurer's Report, motion accepted
9. Manager's Report – sent via email -
 - a. Unit 606 Application sent to Board
 - b. Dumpsters – Four (4) of the five (5) dumpsters have been replaced
 - c. Shuffleboard Court at 801 (removal) – quotes are being requested from 3 companies
 - d. 1501 Occupants – A Draft letter has been prepared for the owner and the occupants notifying them that they are in violation of our governing documents.
 - e. Roads - Asphalt Restoration Technology Systems will be on-site today for evaluation of the asphalt at Pinewood Village. This company does a full inspection (free of charge) of the condition of the existing asphalt and makes recommendations along with estimated costs.
 - f. Motion to approve Manager's report, motion accepted
10. President's Report
 - a. Bay Area Grounds has been replaced by Baycut
 - i. Baycut - licensed, insured, knowledgeable
 - ii. pool area will be mowed and debris cleared before 11:00 AM
 - iii. Baycut priorities – mushroom farm, rubber trees, viburnum at Marilyn Street

- b. Pip's Pool has been replaced by Triangle Pool Service
- c. Arrow Pest Control has been replaced by TBA
- d. QFC has been replaced by the Green Cleaning Company – Clubhouse 'deep cleaned'
- e. Wind Mitigation – 'old' quote for \$1,200 – investigating legal requirements
- f. WiFi in the Clubhouse – Spectrum
 - i. Equipment needs to be upgraded (per 3/19/2018 – 3 hours on phone)
 - ii. WiFi unit does not belong to Spectrum – I don't know where it came from
 - iii. Jim Knapp will investigate & get new modem-router – April - May

11. Electrician – Leon Gonzalez

- i. electrical boxes at pool patio – being replaced, Women's bath fan replaced
- ii. investigating front light fixture options & bulbs (maximum wattage)

12. Sales & Rentals

- i. Sales – 103, 204, 206, 405, 504, 1305
- ii. For Sale – 302, 606 (under contract)
- iii. Motion to approve Presidents report, motion accepted

13. Green Thumbs Report

- a. Hanny Barram – Dave Henry from Baycut spent over 2 hours on-site to review what we would like to do as 'projects'
- b. Baycut arborist will visit and give us a report
- c. Tree at 1304 needs removal, new plants in the shade planted at 1302
- d. Motion to accept Green Thumbs report, motion carried

14. Old Business

- a. 107 a/c - \$824 rescind previous decision, re-vote, motion to approve, motion approved

15. New Business - none

16. Owners Comments

- a. Angie Marlette – 1505 – pest control inside - \$35/month per unit
- b. Bob Angott 801 – can use a light sensor on the exterior fixture
- c. Lori Battaglia 107 – How much was the water level sensor? \$213
- d. Jim Knapp 904 – We will try and hire Cardoza for an independent roof assessment
- e. Jaye Faticone 1502 – Why was there no Social Committee report – we were not prepared

17. Directors Comments

- a. Board Member # 5 – handout – HELP WANTED
- b. We have Increased communication & participation
 - i. Meetings held – landscape, roof, sign(s), Green Thumbs, others-future
- c. Birdbaths – please remove them – 1307, 1506
- d. Vendor to avoid – Red Cap (air conditioning) tried to rip off a buyer (during inspection)
- e. Treatment of Residents & Vendors – much improved

f. Thank you

- i. Green Thumbs & Hanny Barram – the flowers smile at me as I pass by
- ii. Jay Milkamp – painting – Clubhouse front & side, & the pool patio
- iii. Elaine Granata – for providing 40th Anniversary pictures
- iv. Dick Mall – best ‘pool boy’ Pinewood has had in a long time
- v. Jean Mall – organizing off-site lunch monthly
- vi. Linda & Tom Woodhouse – generous donation
- vii. Liz LaCorte – for getting wonderful donations for the 40th Anniversary party
- viii. Debbie Lamparski & Carol Callahan – for trimming the ligustrum trees
- ix. Carol Callahan – for coordinating Bingo
- x. John Barrett – for catching up on his monthly dues – this helps us a LOT
- xi. Fred & Barbara Pyle – generous donation
- xii. Residents who attend our meetings – your time, ideas, participation
- xiii. Owners who pay their dues on time every month – it makes it easier on all of us

g. The Dash - handout

18. Next Meeting – **Wednesday**, April 18, 2018 – 7:00 PM

19. Adjournment

- a. Motion to adjourn, motion accepted