

Pinewood Village Condominium Association

Board of Directors Meeting

May 16, 2018

Date: Wednesday, May 16, 2018

Time: 7:00 PM

Location: Clubhouse

Minutes

1. Call to Order
2. Please turn off cell phones
3. Taping (video) of Board Meeting in progress
4. Roll Call – Dick Mall(present), Hanny Barram(present), Jim Knapp(present), Tony LaCorte(present), David Fedash(present)
5. Approval of prior meeting minutes (April 10 & 17, 2018) motion to approve; approved
6. Correspondence
 - a. 202 Marilyn Boukma – thank you for your **very** generous donation
 - b. 204 Lisa Cravens – loud neighbor in 203 (renter) letter has gone to Owner, Property Manager, Tenant
 - c. 306 Bob & Addie Breznicky – thank you for your generous donation
 - d. 107 Lori Battaglia – thank you for your information on squirrels, and Clearwater city guidelines on animals
 - e. 205 Dick Mall – roof leak (Monday, 5/14)
 - f. 608 Shea Owen – roof leak (Tuesday, 5/15)
 - g. 106 Wendy Smith – request for information May 1, 2018, submitted May 2
7. Treasurer’s Report – Jim Knapp (handouts) (April YTD Income Statement) (Balance Sheet) distributed
 - a. Delinquencies – less than \$10,000 – Best in many, many months – still not good enough, Jim Knapp will meet with A-T to discuss aggressive options of collection – we have several owners who are always late
 - b. Roofing Plan & financing being prepared – Urethane, Ontop, James Roofing, McMullen Roofing, Ameri-Tech (more later)
 - c. Motion to accept Treasurer’s Report, motion accepted
8. Property Manager’s Report – David Fedash (copies distributed)
 - a. Report
 - b. Motion to accept Property Manager’s Report, motion accepted
9. President’s Report – Jim Knapp
 - a. Baycut – mushroom farm at 809 removed & sod installed, new viburnum plants at Marilyn Street planted, palm trees trimmed, sod installed at 701 & 406; will get Building 16 Drainage ‘fix’ quote soon, and fixed soon
 - b. Cintas – Fire Extinguishers inspected 4/26/2018
 - c. Arrow – rat from 402 removed
 - d. front signs – future (on hold)
 - e. Motion to approve McMullen Roofing to repair our roof leaks during ‘Roof Plan’ phase determined, motion accepted
 - f. Carport roofs being cleaned – on-going
 - g. Shed door – replaced at 1106, several more selected for replacement, on-hold until later
 - h. Roof tiles cleaned on May 14, will need to return because of rain – spot-cleaning to continue
 - i. Rear Light Fixtures – 5 replaced
 - j. Hose Hangars – 13 to be installed
 - k. 1206 Front light fixture – replaced
 - l. Building 16 (rear) Drainage issue being addressed by multiple companies
 - m. New steps at 1403 installed
 - n. Clubhouse – open in the early AM, VCR-DVD player to be purchased to be used with TV (movie night)
 - o. WiFi in the Clubhouse – equipment purchased & installed, instructions for use on the Bulletin Boards
 - p. Sales & Rentals
 - i. Sales – 506 – welcome Deborah Reece
 - ii. For Sale – 304, under contract
 - q. Tree removal – rear of 1304 (future), 809 rubber tree (gone)
 - r. Report - Motion to approve President’s report, motion accepted

10. Green Thumbs Report – Hanny Barram
 - a. Baycut Arborist to give us a status report on the condition of our trees, Juan (Baycut) walked with Hanny & Jim – irrigation needing attention – Wednesday, May 16
 - b. Motion to approve Green Thumbs report, motion accepted
11. Social Club Report – Jim Knapp
 - a. Report – Finances - \$2,120.05 checking, \$433 cash – includes 4/27/2018 potluck (\$22) & 5/12 coffee (\$51) \$; Total \$2,553.05
 - b. Status – listing duties so we know what should be done – set expectations properly
 - i. Social Calendar, Finances, Clubhouse supplies, other - tbd
 - c. Motion to approve Social Club report, motion accepted
12. Old Business
 - a. Roof Plan
 - i. March 12, 2018 – Proposal by Urethane Systems – “patch” ten (10) buildings - \$665,300 (32% of cost of new roofs)
 - ii. Pinewood Village has a history (since 1998) of spending hundreds of thousands of dollars ‘patching’ our roofs
 - iii. Many air conditioners are not mounted to code – one is just set on wood 4 x 4’s
 - iv. ONTOP (independent roof consultant) roof inspection – was approved by the Board - April 10, 2018 - \$2,800
 - v. Steve James – James Roofing – walked several roofs – suggested NOT “patching” current roofs – April 20, 2018
 - vi. When Steve James inspected the Building 2 roof in 2012, he found ‘black’ rotted wood in the attics (original roof)
 - vii. ONTOP roof report received – May 4, 2018 – suggested NOT “patching” current roofs, going to another roof type
 - viii. Jeff Slayton (Urethane-owner) called to ask when we were going to repair the roofs – Tuesday, May 8 – When I told him that we were in the process of getting a second opinion, and who we had hired, his outburst was so vulgar that I hung up on him. He immediately got in his vehicle and drove here to Pinewood Village to speak with me.
 - ix. Kevin Morris – McMullen Roofing – visited May 14, 2018 – recommended NOT patching current roofs
 - x. Patching the current roofs has been compared to ‘putting a new suit on over dirty underwear’ – Band-Aid
 - xi. ONTOP has been requested to give us a quote for preparing a ‘new roof’ specification to put out to bid to roofing companies
 - xii. Questions? This is a VERY BIG project, and we want to keep you as informed as possible
 - b. Roof tile cleaning – to be rescheduled - tbd
13. New Business
 - a. Termites – Building 16 – needs to be tented (must be vacant for 2 days) (\$2,600) will create a plan & schedule
 - b. Squirrels Buildings 9, 14, 16–Not \$60 in poison in the attics, The Trapper Guy – Quote - \$3,500 – motion to approve, approved
 - c. Golf cart – requirements & specifications; will research vendors for equipment; will look for funding (park outside-fenced in area (east side of Clubhouse between Building 4 & Clubhouse) (We have had two (2) golf carts stolen previously)
14. Owners Comments
 - a. Linda Woodhouse (902) Illegal to have ‘movie night’ violates MPAA Copyright laws
 - b. Bob Angott (801) When will shuffleboard at 801 be removed? It is far down the priority list, way after roofs, and will require a vote by the entire membership with 75% approval (two quotes are \$4,500 & \$5,000)
15. Directors Comments
 - a. Board Member # 5 – still looking for someone to volunteer
 - b. April 21st 9 AM - 1 PM – “Board Basics” class held at Ameri-Tech, excellent, lots of very good material was covered
 - c. Condo history – Florida - Established 1963, >10% living in condos, lots of procedures, Bingo payouts limited to \$10
 - d. The Condominium Concept book presented
 - e. Pinewood Village Roof Plan (tbd)
 - f. Thank you for your time and attention this evening, we appreciate it
16. Next Meeting – **Wednesday**, June 20, 2018 – 7:00 PM (note, new day)
17. Adjournment
 - a. Motion to adjourn, motion approved