

**PINEWOOD VILLAGE CONDO ASSN.
BOARD OF DIRECTORS MEETING**

Wednesday, February 20, 2019
601 N. Hercules Avenue
Clearwater, FL 33765

MINUTES

Call to Order 7:00pm

Turn off cell phones, recording of meeting in progress

Establish Quorum/Call to order – Jim Knapp, George Hios, Tony LaCorte, Tony Wasilefsky, David Fedash and Melissa Washburn from Ameri-Tech Community Management present.

Moment of Silence

Approval of January 2019 Meeting minutes-Motion by Tony L., 2nd by Tony W.

Treasurer's Report – President/ Treasurer Income Stmtnt, Bal Sheet, Arrears Report appv'd

We have a little over \$700.00 in assets to date-the new board will need to move funds.

2017 Audit is complete with no irregularities-Final will be sent soon

602 Ceiling repairs approved

Roof repairs \$10,000 so far this year

End of Jan +\$5,000 over Inc Reminder 6.9% Increase in Budget from last year

Correspondence

1304 Stated the Renter was to move but does not have a place to stay that the owner will be coming in on February 26, 2019 and will stay with him until he can get another resident. So, if you see two people there that is why_

Property Manager's Report – David Fedash, Ameri-Tech

Two accounts with the attorney. #707 & #301- The 2 accounts are \$14,000.00 delinquent the attorney will notify us to refile in April.

90+ none past due. 60+ two past due

Spoke with Cadence to transfer funds from BB&T \$120,000. David will get all paperwork and forward to the bank

Property Manager reported by David Fedash-Motion to accept/2nd, All in favor Aye. Report accepted

President's Report

Clubhouse February 16 LED lights done by Stan & Donna (302). Look up to see.

Roof project- Dave looking into other roofers. TBD: Need to move some Reserve Accounts Funds to Roof Reserve account- NEED a community wide vote**to do this**

Projects for Juan #705 gap in fascia/ramp @ #604/soffit @ #201/shed door @ #405/skid door/steps @ #206/carport 11 south/#602 collapsed ceiling

Juan gave work cost est. @ \$1000/Eddie Martinez @ \$3800-Jim motioned to hire Juan/2nd/Aye/passed

Will get bank signature cards to change BOD names. David offered to pick the signature cards up and bring them to the new board.

Jim will send the list of BOD duties-who does what-Linda has penciled some in. Job #1 is to maintain the community

Spectrum equipment repaired at the office. Equipment needs to be returned.

Water will be off for the entire community to repair leaks at #202 & #203-Residents will be notified of the schedule.

Website update project March 1, 2019-Need new contact information

Jim was told by rep at Home Depot they have Palm Tree fertilizer.

Social Activities Report-Tony LaCorte, Director

Balance is \$1894.60. Thanks to all committees. Thanks to all the ladies for their help.

Old Business

Palm next to mailbox to be removed. Diseased and will cost \$200.00 to take down tree.

Trees- Feb 26th/27th-palms, oaks, firs: Quote= \$10,000/\$8,000/\$2,400 (\$200 Palm next to mailbox to be removed.

Unit #707 being prepared for sale by the bank-New countertops/New appliances Motion to approve by Tony L/2nd by George

New Business-

Jim nominated George as BOD President, 2nd by Tony L. and approved to start 3/1/19

Jim asked Tony to get new flag for clubhouse.

Baycut vs Brightview (cheaper cost-no current contract) Current cost is \$3150/month- Will review at next BOD mtg-Motion to approve/2nd

Termite treatment at one (1) unit next Monday. The issue will be taken care of on a case by case basis.

#707 Water shut off valve must be replaced. It has a broken handle. His unit has a small leak and he wants to be assured it will not get worse when he is gone.

Question about removing the tree sticking out in the parking lot. Answer: It can't be taken out without a permit.

Owner comments:

Recommend firing McMullen Roofing (they are only scraping). BOD should be watching the restoration b/c this company is taking shortcuts.

Owner questioned since the board is leaving and all that is left is people that were appointed that both Tony W and George H were appointed and if they get someone they will be appointed also. That no one in the community voted them in. He continued we are looking at a lot of money in regard to our roof project and is concerned, Jim turned this question over to Management, the process is legal, and that there are a lot of people who have been on the board and maybe one or two of those owners will be appointed. He continued to assure him that it is being processed according to 718 state statues. There are many options available if you find you are unhappy with the appointments then you can do a recall however no one knows who will be appoint now, so he suggested they wait and see again.

Directors Comments-

Tony L.-No comment

Tony N.- Comment: Was planning to go off BOD W/Jim & Tony-Will stay on a couple more months.
George-Jim nominate George as BOD President, 2nd by Tony L.