

PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, JULY 2nd, 2019
APPROVED AUGUST 13TH, 2019

CALL TO ORDER:

President George Hios called the meeting to order at 7:00 PM. He advised that the Board was recording the Meeting.

ROLL CALL:

Members present; George Hios, President/Treasurer; Lori Battaglia, Vice President/Treasurer; Kathie Sheridan, Member at Large; Ray Danen, Member at Large; Linda Woodhouse was present on the phone. Also attending was Keith from Ameri-Tech. 15 Pinewood residents.

MOMENT OF SILENCE:

APPROVAL OF MINUTES OF MAY 28th, 2019 BOARD MEETING:

The minutes of the Board Meeting of May 28th, 2019 have been submitted to the Board. Kathie made a motion to waive the reading of the minutes and accept as written. Ray seconded. Lori abstained and all approved.

APPROVAL OF MINUTES OF MARCH 19th, 2019 BOARD MEETING:

The minutes of the Board Meeting of March 19th Board Meeting have been submitted to the Board. Kathie made a motion to waive the reading of the minutes and accept as written. Lori seconded and all approved.

APPROVAL OF MINUTES OF FEBRUARY 20th, 2019:

The minutes of the Board Meeting of February 20th, 2019 have been submitted to the Board. Kathie made a motion to waive the reading of the minutes and accept as written. Lori seconded and all approved.

APPROVAL OF MINUTES OF APRIL 16TH, 2019:

The minutes of the Board Meeting of April 16th, 2019 have been submitted to the Board. Kathie made a motion to waive the reading of the minutes and accept as written. Ray seconded and all approved.

CORRESPONDENCE/OWNERS COMMENTS ON TODAY'S AGENDA ITEMS:

There was no correspondence at this time.

PRESIDENT'S REPORT:

The Board of Director's have been working extremely hard on your behalf to get emergency assistance for roof repairs for several buildings that need help immediately. Building 7,8, 2 and 10 have had leaks that we have addressed as quickly as possible with their repairs. These types of emergency repairs are to be expected with our 40 yr old roofs .

George made a motion to contact our attorney and have them create a document to protect building 11 against mold. Lori seconded, all approved.

We have a depression that we have had to address in the road while replacing new roofs and clearing the common area for the roof to not be hindered by tree limbs. With the help of Marilyn Pines hopefully taking care of their own trees that have become over-grown on our property. Trimming them back off the roof completely would be more than 1/3 of the tree and could cause the tree to go into shock and possibly die according to the 3 arborists we received quotes from behind building 8. None of them would risk the liability that the trees would not die. The purpose of this information is to provide accurate understanding of this situation and hopefully put it to rest. We have done all we can behind building 8 at this time. Once Marilyn Pines has done something we may be able to do more then. Most of the trees are not on our property but hanging over it and all that could be done was to trim out under the canopy to allow the weight of the limbs to lift in the air easily above the roof. Bay Tree Service has helped us by providing us with trimming the area around building 11, 13, 10 and 9 and we are also enjoying their help in getting the over 6ft Live Oaks that we will enjoy for years to come. Prior to this meeting, the BOD have given the Bay Tree Service trimming contract taking care of 9 trees that surround all of the common area and the purchase of 2 Live Oaks.

a. George made a motion to approve emergency repairs for building 2,7 and 8 as shown to provide repairs to the roof by Albright Roofing to stop leaks. Lori seconded and all approved.

b. George also made a motion to approve the 2 invoices for Bay Area Tree Service providing the common area around building 11 tree trimmings, satisfying the requirement by the city of Clearwater to replace "2" zone 10, a list of Florida friendly trees

by the state, type, size and grade required; the 2 Live Oak trees chosen by the Board preselected placement by the arborist. This was discussed by email and acknowledged favorably by the Board and will be ratified by formal vote at the August meeting. Lori seconded and all approved.

c. Addendum to Roofing contract on building 1, 3, 11 contracts;

After sending the contracts to our attorney and providing us with added addendums to include as suggestions we need to consider and all were provided in word or theory...we realized we need a clear chain of command that would limit slowing down of the process with many chiefs, all board of directors jointly and individually agreed on creating a clear chain of command: Any Project Manager would answer to the President with the management company in an advisory capacity. If the President could not carry out this duty on a project, the President would appoint someone with the approval of all Board Members. George made the motion, Ray seconded and all approved.

TREASURER'S REPORT:

Copies are available up front.

MANAGER'S REPORT:

Please see attached.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

We will be getting a new handyman. We will use as needed. Should start by mid July. We have another company that we can have certain items done in an emergency should it be needed.

We have also adopted a new form which will be used when an owner ever needs someone to access the roof of their building. No one will be allowed to access any roof without approval of the Board of Directors. How it will be done is the professional company you, the owner, will hire will contact Keith Philips at Ameri-Tech Mgmt. Company to provide the Board proper information that is required by 90% of the Associations out there, this is not something new. We need company business information, Insurance information with our name on the policy so if a technician would fall, we will be covered. The information will be checked and a notice of approval will be given the company for the technician to display on his dashboard on his truck - or - if asked, will have on his phone. George made a motion, Lori seconded and all approved.

OWNERS COMMENTS:

Jim K. asked that his name be taken off the contact's list on the Pinewood web site.. It will be taken care of.

There was a concern regarding a ladder being left on the side of building 3. It will be looked into. He also asked what was happening with the court case. we have no new information at this time. The lawyers are handling. Owners will be notified when it is resolved.

A question was asked regarding her concern that there was too much money in the money market. George advised that it will be looked into.

There was an issue with an owner hooking up a light in the front of her condo as she wished more light in the parking area. It was explained that what she had done was probably not up to code and it will be looked into. Keith had sent her a letter to remove and provide a diagram of what she would like to have put up. She had sent Keith a letter advising the reason behind her actions. Phil had concerns regarding when his building would be finished. It was advised that a piece was back-ordered and would be completed as soon as it was received.

A question was asked as to why the new set-up for the air conditioners was so high; and why he had a new water issue in front of his unit. The water issue will be looked into. The air conditioners were raised to comply with city codes. It was also asked if the new height would be safer or not during a storm. George advised that the engineers configured and it will be fine.

A question was asked as to how the Board will be deciding which buildings will be next done. It was advised that it will depend on what is decided after the Budget meeting.

DIRECTORS COMMENTS:

The Directors had no further comments.

ADJOURNMENT:

A motion for adjournment was made by George, seconded by Kathie and unanimously approved at 7:40 PM.

NEXT MEETING:

The next Board meeting will be held at 7:00 pm on Tuesday, August 20, 2019.