

Pinewood Village Condominium Association

Board of Directors Meeting

February 2018 – Minutes

Date: Tuesday, February 20, 2018

Time: 7:00 PM

Location: Clubhouse

1. Call to Order (7:00 PM)
2. Please turn off cell phones
3. Taping in progress
4. Roll Call (Tony LaCorte - excused) (Dominic Pelle – resigned); Jim Knapp, Dick Mall, Hanny Barram-quorum established
5. Moment of Silence
6. Approval of prior meeting minutes (January 2018) Motion to Approve; Motion Accepted
7. Talking Stick – a Demonstration
8. Correspondence
 - a. Request for emotional support dog – 608, motion to approve, motion accepted
 - b. Approval of air conditioner for 1605, Motion to approve, motion accepted
 - c. Request to have a ‘temporary’ resident at 906 – No formal request made to Board
 - d. Request for an outside front light – 902, light is on order; motion to approve, motion accepted
 - e. Resignation from Dominic Pelle - motion to approve, motion accepted
9. Treasurer’s Report
 - a. Income Statement – Operating – Distributed to Residents
 - b. Balance Sheet – Operating – End Date 2/28/2018 – Distributed to Residents
 - c. 2018 Pinewood Village Budget – Distributed to residents
 - d. Moved (\$100,000) from account 10-1047-00-00 to Cadence Bank (9 month Certificate of Deposit)
 - e. Delinquencies - \$10,699 (2 foreclosures - pending)
 - f. The Board will conduct a Financial Audit this year – motion to approve, motion approved
 - g. Treasurer to meet with Ameri-Tech staff to review 2017 transactions
 - h. Motion to approve Treasurer’s Report, motion accepted
10. Manager’s Report (There was no Manager’s Report)
11. President’s Report
 - a. Buildings & Grounds
 - i. Sidewalk painting – on hold for now; several paint companies have said ‘don’t paint floors’
 - ii. Bay Area Grounds – contract terminated – 30 day notice – will work until February 28, 2018
 - iii. Arrow (pest control) contract terminated – vendor failed to describe services for \$4,000-will find new vendor
 - iv. Banana plants – removed – Clubhouse & 406
 - v. Green Thumbs – met 1/ 26 – 12 attendees - Hanny Barram; tools purchased, also met earlier today
 - vi. Outside lights – being repaired or replaced – we have found a vendor that sells our light fixture
 - vii. Parking – non-owner or resident cars will be identified – asked to be removed, towed if ignored
 - viii. Roof tiles cleaned – continuing
 - ix. Area on Marilyn St-Units 303, 304, 305, 306 & 601 will get new plants after watering investigated
 - x. Walk-thru property with Benny Halevy for landscape ideas completed with Hanny Barram-Feb 11
 - xi. Walk-thru property with David Fedash (Ameri-Tech) completed with Board February 2nd
 - xii. 1303 rear water leak – repaired
 - xiii. 303 rear water leak – to be repaired 2/22
 - xiv. All 16 roofs were inspected in January – we are still waiting a report from Urethane

- xv. Circle of plants behind 501 & 601 cleaned and thinned
- xvi. Clubhouse roof cleaned – February 9th, by H2O
- xvii. Clubhouse lightbulbs replaced (37 old florescent bulbs disposed of properly)
- xviii. Clubhouse outside light (Duke Energy) (west) is now lit at night
- xix. Clubhouse fence painting (entry & pool) has begun – thank you Jay Milkamp - 1302
- xx. Clubhouse Tool Room & Outside storage area being de-cluttered, on-going
- xxi. Clubhouse kitchen sink leak – repaired by Denny’s Plumbing
- xxii. Clubhouse floodlights replaced
- xxiii. Clubhouse – new lockset to be installed tomorrow at 9:30 AM
- xxiv. Very old propane tank disposed of properly
- xxv. Fruit trees behind 1406 removed
- xxvi. Dangerous plant removed from 1505
- xxvii. Pressure washing of road curbing started – Clubhouse (west), will continue
- xxviii. Printer donated for Clubhouse office
- xxix. Motion to accept Presidents report, motion accepted

b. Sales & Rentals

- i. 103 - Helen Hios
- ii. 901 – Bill & Sherry Peak
- iii. 1303 - Paul Milkamp
- iv. Pending Sales – 204, 206, 606, 1305, 504
- v. Motion to accept new residents, motion accepted

12. Social Committee Report

- a. Pinewood Lunch – Safety Harbor Resort & Spa – February 15 – Jean Mall; 20 residents attended
- b. 40th Anniversary Party - Candy Choppollo – all preparations are complete
- c. Bingo – Thursday, February 1st – 45 attendees – Carol Callahan
- d. Motion to accept the Social Committee Report, motion accepted

13. Old Business

- a. Front sign(s) – status (on hold for the moment)
- b. 107 air conditioner – roofer invoice - \$824.00 0 unit 107; Motion to approve, motion denied
- c. 603 – Arrears - \$9,000 – Owner is paying what is due - per arrangements, on-time

14. New Business

- a. Rubber tree at 809 trimmed to 6’ – Tony W, Tom W - Suzanne Wasilefsky
- b. Rubber tree at 703 removed
- c. “Board Basics” – 4 Hour class for Pinewood Board of Directors – date - tba
- d. Safety – Any lights out in your unit - front or back – send David Fedash an email – dfedash@ameritechmail.com

15. Owners Comments

- a. Angie Marlette – 1505 – visited Ameri-Tech offices in early January – sign on door “closed”
- b. Micky Barram 1301 – 1 – Prioritize the roof repairs, 2 – schedule irrigation to start later at the Clubhouse
- c. Lori Battaglia 107 – 1 - email minutes after they are approved, 2 – send a letter that \$824 invoice was denied
- d. Claude LaFrance 104 – 1 - make all of the lights in the Clubhouse the same color, 2 – don’t paint the sidewalks - use a concrete stain (like the pool deck), 3 – two (2) new trees are requested to replace those removed years ago
- e. Bernie Buird – a concrete walkway will be installed by his son, please remove bushes for walkway
- f. Betty Kunz 1606 – correct the drainage problem at the rear of her unit

16. Directors Comments

- a. Jim - Please be patient with us – we lost a Board Member
- b. Dick – no comments
- c. Hanny – Thank you Green Thumbs

17. Next Meeting – Tuesday, March 20, 2018 – 7:00 PM

18. Adjournment – Motion to adjourn, motion accepted