

PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, November 19th, 2019
to be approved at next meeting

CALL TO ORDER

Vice President, Ray Danen, called the meeting to order at 7:00 PM. Other board members present were Linda Woodhouse, and Bill Peak. President Jim Fitzpatrick was called away on an emergency. Phil Colettis, Ameritech Property Manager and Melissa Washburn, CAM were present. Approximately 45 or more residents were in attendance. A request to turn off cell phones and notice that recording was being done was announced before a moment of silence.

SPECIAL ROOFING ASSESSMENT MEETING

- Quorum was certified
- The board voted unanimously to approve the roofing assessment.

BUDGET MEETING

- Quorum was certified
- Waiving of Audit 61 Yeas 8 Nays
- Waiving of Fully Funded Budget 62 Yeas 1 Nay
- Approval of 2020 Budget 1st Ray 2nd Bill ALL APPROVE

ANNUAL MEETING

- Call to Order and Proof of Notice of Meetings
- Certified Proxies by Ameritech and Quorum established
- Waived reading of last months minutes 1st Linda 2nd Ray ALL APPROVED
- Election of Directors, fewer people ran than we had seats so all who ran are automatically appointed.
- Bill Peak stepped down and Rose Craft and Micky Barram were seated as new board members. They affirmed they would abide by Association Documents.
- Officer's reports/Linda Woodhouse, Secretary, read a listing of the what was accomplished at Pinewood this year.

1. About half of the trees were trimmed, two taken down, two new ones planted.
2. 3 buildings (19 units) now have brand new roofs.
3. Roofer found that provides prompt response and good prices.
4. Part time handyman company hired to do smaller projects.
5. 22 shed doors were repaired and 11 will be replaced by the end of the year.
6. An assessment was voted upon to pay for doing roofs in 2020.
7. Saved \$11,000 on insurance on the basis of the roofing plan.
8. We are currently completing bids for the remaining trees, 3 new roofs in 2020 and painting the buildings.
9. Thank you to all who stepped up to keep things going this year, George Hios, Lori Battaglia, Kathie Sheridan and Bill Peak and especially Ray Danen who has served the longest.

OWNERS COMMENTS

- The main discussion was on whether to borrow the money and do all of the roofs at one time or to pay as we go. A decision was made to get more information so the community could better decide what course of action to take in the future.
- Meeting is adjourned 1st Ray 2nd Linda ALL APPROVED

ORGANIZATIONAL MEETING

- Call to Order
 - Appoint Chairperson/Ray Danen
 - Appoint Officer Positions
1. President: Ray Danen
 2. Vice President: Rose Craft
 3. Treasurer: Ray Danen and Rose Craft
 4. At Large: Micky Barram
- Meeting is adjourned 1st Linda 2nd Micky

NEXT MEETING IS DECEMBER 17TH, 2020 @ 7:00 PM