

Pinewood Village Condominium Association, Inc.
Board of Director's Meeting Minutes
Tuesday, February 18th, 2020
TO BE APPROVED AT NEXT MEETING

CALL TO ORDER

President and Co Treasurer Ray Danen called the meeting to order at 7:00 PM. Other board members present were Rose Craft, VP and Co Treasurer, Linda Woodhouse, Secretary and Micky Barram, At Large as well as Melissa Washburn, Property Manager. Approximately 30 people attended.

A request to turn off cell phones and notice that recording was being done were announced before a moment of silence in honor of those who we have lost recently.

ANTHONY DE LA TORRE, WITH PCS INSURANCE

1. Individual Condo Insurance is required at Pinewood, whether you have a mortgage or not. HO-6 policy. Association policy only pays for interior and personal damage when it is an insurable event, i.e. hurricane etc.
2. Snowbirds need to secure their condos before leaving for the season and have someone check their unit at least every 2 weeks or risk their policy not paying for damage.
3. Take pictures of your unit and belongings (open doors and drawers and photograph contents) and store them away from your unit as proof.
4. The State Statute 718 dictates insurance rules in Florida.
5. Water damage is the majority of all claims. Only Universal and Avatar sell unlimited water damage policies at present.
6. Wind mitigation reports can lower your insurance bill. Upkeep of the community impacts how much you pay as well as age of buildings.

MANAGERS REPORT by Melissa Washburn

1. 1 new sale and 1 year lease
2. 3 violation letters, 2 for leaky a/c units and 1 for unapproved screen door. Can go to hearing committee if they do not respond. Assoc. can repair and put lien on unit.
3. Unit owned by a bank will be filing for a personal property eviction to empty the unit.

SOCIAL CLUB REPORT by Carol Callahan

1. Social Club bank account has been straightened out and more money was found.
2. Deposits were made from recent activities.
- Anniversary party will be held in March, details to follow.

APPROVALS AND VOTES

1. Waive reading of past meetings minutes :motion made by Rose, seconded by Ray, all approved.
2. Approved palm trees to be planted in the area of buildings 7 and 5 to replace the two trees that are to be taken down. Motion made by Ray and seconded by Micky, all approved.

OLD BUSINESS

1. Tree work to start Thursday and are working on future landscaping plans.
2. Final details being done on roof/ac bids. George Hios is helping the board because of his past expertise. He will be our project manager which will save us between \$5-12,000. Remaining dryer vents will be moved down and screens put on every roof vent to prevent leaves and pests from entering. The roofing company has agreed to repair and/or replace any missing or broken tiles.

NEW BUSINESS

1. Annual fire extinguisher inspections to be done on the 24th.

OWNER'S COMMENTS

1. Do we have termite protection? Was canceled by previous board. Termite protection from increased interest on bank accounts is being investigated at present.
2. Is insect spraying included in our grounds contract? Doubtful and not likely to be very effective as spray is washed away with rain.
3. Can reserves be moved from one category to another without a vote? No. We have many reserves accounts but not many dollars in many of them.
4. Are we delaying fixing things even though we have a lot of money in the accounts? No, we do not have a lot of money in most accounts and are doing as much as we can.
5. Can we move annual meeting to when snowbirds are here? Might be able to split budget meeting and annual meeting.

DIRECTORS COMMENTS

1. Ray reminded everyone to turn off the water to their unit when gone overnight or longer. Need to find shut offs for each building and replace bad shut offs as needed.
2. Load bearing walls are being removed which puts stress on tresses and possible damage to our buildings. Owners may be liable for any damage.
3. Linda asked for help in the future with getting bids after vetting their qualifications in order to possibly get better vendors/bids.

ADJOURNMENT Ray called meeting to a close at 9:10 PM, Linda seconded and all approved.

NEXT BOARD MEETING March 17th, 2020, 7:00 PM AT CLUBHOUSE

