

MARINERS VILLAGE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

Board of Directors Meeting

Saturday, September 5, 2009, at the Cabana at Mariners Landing

AGENDA / Meeting Minutes

1. Call to Order / Determination of quorum – The meeting was called to order at 9:05am. Directors present – Cinda Curfiss, Ed Moldenke, Hu Shaffer, Kevin Humphries, and Tom Burns. David Thomson and Tanya Poff sent advance notification that they would be unable to attend. A quorum of the board was present. Maureen Baker from East Lake Real Estate (property manager), was also present. Unit owners present – Sue and Paul Rosen (unit 55).
2. Reading and approval of minutes of 5/16/09 board meeting (draft distributed to board members previously and posted on website) – The meeting minutes were approved as distributed, and will be annotated as approved on the Association website.
3. Unit owners' comment period – Information was exchanged regarding light bulb replacement and internet wi-fi service.
4. Treasurer's report – Kevin presented the balance sheet and profit/loss year over year comparisons, and operating income and expense comparison with budget. The treasurer's report was approved unanimously. Ed expressed the feeling of the board that Maureen has done an outstanding job for the association in accomplishing tasks and managing expenses.
5. Unfinished and New business -
 - 5.1 Maureen's repair list (includes unfinished items from 5/16 minutes) -
 - Painting – The board approved negotiated \$555 payment for downspout painting on 3 & 4. This completes all payments for 3 & 4. Window well trim will not be painted on building 4. Buildings 1&2 front doors – 9 doors were missed last year and will be painted to match current building color. Building 2 wood pressure washing and staining was also not completed, and will be done in 2010. Building 1 wood replacement with Trex will be planned for 2010, along with powerwashing and staining of remaining wood. Buildings 5 and 6 wood pressure washing and staining will be planned for 2010. Building 5 and 6 painting will be performed per the schedule in the reserve study. Maureen will get a quote for painting of the black hand railings.
 - Building 3 dirt washing on unit 36 patio – The problem appears to be washout due to recontouring from mulch landscaping, and a broken drain pipe as well. Maureen recommended that Longenecker take a look at all water erosion problems on grounds. The board agreed.
 - Building 5 storage closets roof – J&J quote of \$6900 was perceived too high, and the problem may have been resolved with gutters. The plan is to monitor the roof as it appears the cause for the decay has been addressed.
 - Overgrown iris and day lily “jungle” – Maureen will ask Tony for a quote to remove the offending plants and bulbs on the lake side of buildings 2 and 3 between the units and sidewalk, and get rid of pampas grass near units 48, 45, and 13.

Building 5 and 6 reseeded – Maureen will resurrect the pricing for communication and proceed to schedule it.

Doorbells and exterior light fixtures – Replacement of the fixtures are the responsibility of the owners, and they need to maintain consistency with the current architecture. The board will examine this more closely to publish a more concise policy, as other items such as storm doors (a policy already exists) and exterior ceiling fans are also a concern. The plan will be to add reference to the policy to the “Additional rules and regulations”, maintained on the website. Hu will write a guideline document for publication to unit owners.

Common elements light bulbs – Mariners Landing maintenance will determine how many bulbs we have gone through for July '08 and '09. We will store spare bulbs in the POA closet, and will replace on a weekly maintenance schedule.

Upper stairway lighting – Hu recommended low level lighting on the stairways using the motion sensing devices on the present metal-halide lighting. Board will research further to determine proper course of action.

Unit 16 and 4, DTV closet access – The board decided to maintain current practice of crediting the unit owners \$30/quarter. Maureen will contact the new owners of unit 16 to inform them and instruct them to NOT change locks.

Fee for returned check – The board decided to maintain current practice, which will need to be documented in the “additional rules and regulations”.

Irrigation system – This needs further discussion to resolve, but we need to have something in place for next year. The golf course pumps hours of operation are somewhat variable and are turned on only when needed. Ed will talk to the 8th Fairway POA to learn about what they have been doing.

Storm drain flushing/cleaning – The board requested that the next cleaning be scheduled for mid-November.

5.2 Concrete walk at entrance to unit 24 – work completed.

6. Other items -

6.1 Decisions made during interim period between board meetings – Tom requested that board members assist in identifying board decisions made between the 5/16/09 and 9/5/09 meetings that should be documented. He stated he would make an effort to keep track of them going forward so that they can be recorded in subsequent meeting minutes for review and minutes approval.

6.2 Dave Thomson's concern about board meeting attendance – The board took no action at this point.

7. Date and time of next BOD meeting – Hu will send out a meeting request for board members to input availability between mid-October and mid-November.

8. Adjournment – The board meeting was adjourned at 12:15pm.

Respectfully submitted,

Tom Burns, Secretary

11/5/09