

The Plantations Condo Association Council Meeting
Board Meeting January 18, 2019 8:35 P.M.
Minutes

Call to Order - President Jim Anderson called the meeting to order at 8:35 P.M. Present were Jim Anderson, Bob Blomquist, Donna Stone, and Susan Towers. Also present was Chris Nichols and Jonathan Poole from SeaScape Property Management.

President's Report – Jim Anderson

Approval of Previous Meeting Minutes- Jim reviewed the minutes and asked the Council for a motion to approve. Donna made the motion to approve the minutes. It was seconded by Bob and passed unanimously.

Condo Treasurers Report - Sherry Minear

In the absence of Treasurer Sherry Minear, the report was given by Chris Nichols. Chris reviewed the current balance sheet and the year-end 2018 budget versus actual. He noted that over all, the Association operating was nearly \$20,000 over budget. This was mostly caused by unexpected maintenance costs, and was funded by a carryover of funds from prior years.

The Council asked Chris to focus on collection of the delinquent accounts to aid in making up for the overage in expenses. Bob made a motion to approve the Treasurer's report. It was seconded by Susan and passed unanimously.

Old Business

Covenant Violation – Flooring Coverage Update – Chris noted that both he and attorney David Hutt had sent correspondence to the Owners of 33788 Walnut Grove Unit 3f concerning reports they were out of compliance with the Covenant requiring that 80% of all 2nd story floors be covered by carpet. The Owner has reached out to Chris and confirmed that although they have recently made repairs to their tile and to the wood floors they have, they did not increase the areas of un-carpeted floors in their unit. They agreed to add additional throw rugs to aid the neighbor below with noise from their Unit. No other complaints have been received from the neighbor below.

Building 3 Drainage Resolution – Chris reported that he and President Jim Anderson had met with the contractor working to resolve grading issues around Building 3. They, along with resident Kent Holm, decided the ideal way to resolve minor water issues around the building was to re grade the area along the east side of the building and to add a pipe to connect to all of the gutters on that side of the building to carry water away. The work should be complete within the week.

Common Area Delineation – The Association is working with the Owners Association to delineate the Common Areas that the Associations are responsible for. Jim Anderson will meet with President of the Owners Association Dave Labrecque to find a solution and bring it back to the Council for approval.

New Business

Orton Circle Stormwater Project – Chris noted that the Engineer (Merestone Consulting) is working to re-draw the drain for the center island basin due to some recent improvements in technology that will make the project easier to maintain. Once these new drawings are received, the project will go out to bid.

Committee Reports:

- **Architectural Review Committee** (Bill Licata) - No Report
- **Documents Committee** (Paul Carey) - No Report
- **Finance Committee** (Sherry Minear) – Chris noted that the Association was now over the FDIC insurance maximum in M&T bank. Jim made a motion to open a Money Market Account at Capital One. It was seconded Donna, and passed pending Sherry's approval.
- **Insurance Committee (Dave Labrecque)** – Dave noted that he is working with Agent Ed Brown to get pricing for the 2019 renewal. The insurance carrier is disputing the building square footage, which has never been managed. This has required that the carrier send out someone to measure the buildings so they can accurately provide a premium for the year. This is expected to happen within the next 30 days.
- **Landscaping Committee** (Dee Holm) - No Report
- **Nominating Committee** (Dave Labrecque, Ken & Nancy Brooks)- No Report

Property Managers Report - Chris Nichols

Building 1 Roof Replacement – Chris noted that the roof at Building 1 was completed in October, as approved by the Council

Parking Lot Crack Fill and Seal Coat – Chris reported that the project was delayed from 2018 due to surgery of the owner of the company who performs the work for the Association. The company is expected to be back in the community by May of 2019.

Increase Parking Lot Size – Buildings 10 and 12 – Chris presented the Council with a satellite picture of the buildings. It was obvious from the picture that there is a significant lack of parking at buildings 10 and 12. Chris also noted there are numerous complaints about lack of parking and cars parking on the lawns at these two buildings. The Council agreed to expand the parking at these buildings and instructed Chris to get bids from Jerry's paving to expand the parking at these two buildings.

Adjourn – Bob made motion to adjourn at 9:27 PM. It was seconded by Jim and passed unanimously.