

Plantations Condo Association Meeting Minutes

October 20, 2017

Call to Order – Meeting was called to Order by President Lisa Travis

Attendees Paul Carey, Bob Blomquist, and Lisa Travis were in attendance. Chris Nichols of SeaScape was also present

President's Report – Lisa Travis

Approval of Previous Meeting Minutes - Lisa asked for a motion to approve the March meeting minutes. A motion was made to approve the minutes, passed unanimously.

Condo Treasurers Report (Chris Nichols)

In the absence of Treasurer Sherry Minear, Chris Nichols provided the Treasurer's Report. Chris reviewed the account balances in the Operating account; \$68,056.86 and in the Reserve \$294,887.51.. Next Chris reviewed the Budget V Actual P&L. He noted that Association was operating within budget for the year. Lastly, the delinquent account summary was reviewed. Chris noted that those accounts which were delinquent, have been contacted by the community attorney and liens have been instituted.

A motion was made to approve the Treasurer's Report and passed unanimously.

Old Business

- Sale of Worthy Unit - Sale of Worthy Unit – Chris proudly reported to the Board that in the mail today, SeaScape received a check from Attorney David Hutt's office paying in full the delinquent account of the Worthy's. The check was received by Mr. Hutt from the Internal Revenue Service following the sale of the Worthy's Unit due to past due taxes. The Association had successfully defended their first lien holder position in court against the IRS, leading to payment in full of \$27,889.90.

New Business

- Car Accident Building 15 - Chris reported that an Owner who lives in Building 15 had mistakenly hit the accelerator when parking their car in front of the courtyard wall. The vehicle surged forward and drove through the wall. The driver of the car was not injured and she notified SeaScape of the incident. Chris supplied the Council with pictures of the damage. He noted that an insurance claim had been made with the driver's insurance company (Nationwide) and they had agreed to pay for the wall repairs. Dennis Murray from Murray's Residential repairs had supplied a proposal to repair the wall, which was accepted by the Council.
- Formation of Ad Hoc Insurance Committee – It was noted that the Board of the Owners Association had voted affirmatively to form an Insurance Committee chaired by David Labrecque with Sherry Minear as a member. It was stated that there was a need for the Association to review their coverage to ensure that adequate coverages were in place. The Council agreed that the

Condo Association should also approve the formation of the committee. A motion was made to approve and passed unanimously.

- New Proposed Rules and Regulations - As a number of members of the Board were not in attendance, he suggested that the matter be tabled. The Board agreed to table the discussion until the next meeting.

Committee Reports:

Property Managers Report (Chris Nichols)

- Architectural Review Committee (ARC) (Jim Anderson)
No Report
- Documents Committee (Paul Carey)
No Report
- Finance Committee (Sherry Minear)
In Sherry's absence, Chris reported that the committee had met and reviewed and approved the budget which had been presented at the Annual Budget meeting.
- Landscaping Committee (Dee Holm)
Dee reported that a number of the plantings had been replaced that were removed last year. There are a couple of trees and plants that Scott and Sons were still trying to acquire. If they could not locate them, then the committee will find a reasonable substitute.

Projects

- Step Repairs (Blds 20, 21, &22) – Chris stated that BZ Construction had begun the extensive rebuilding of steps at these three buildings. Work was expected to continue for several weeks.
- Sidewalk Replacement Building 21 – Chris stated that work was scheduled to begin at Building 21 on the replacement of the vast majority of the sidewalks due to significant cracking and tripping hazards. The work was to be completed by Concrete Advantage; notices will be posted at the building to alert residents.
- New Roofs Buildings 19 and 23 – Chris noted that BZ Construction would be reshingling 2 buildings this fall. The first will be building 19 on Orton Circle. The dumpster has been delivered and work should begin next week. Once the work is complete on Orton Circle, the effort will shift to Belle Grove and Building 23.
- Plant Replacements – Chris noted that this had been covered by Dee in the Landscape Committee report

Adjourn – A motion was made to adjourn and passed unanimously.

Respectfully Submitted, Chris Nichols