

The Fountains at Countryside

Board Meeting

January 17, 2013

Clubhouse

The meeting was called to order at 6:00 PM. In attendance were Marilyn Busardo, Jim Gill, Joan Mikalavskas, and Danielle Bon Jovi. Also in attendance was Alan Ramsay (District Manager) and Dina Kuna (Property Manager) with KW Property Management & Consulting.

The minutes from the July 18, 2012 meeting had been posted on the Community website and all the board had read them.

On Motion: to accept the minutes of the July 18th meeting was made by Marilyn and 2nd by Jim. All were in favor.

Motion Passed.

Treasurer's Report:

Marilyn Busardo went over the current financials:

Operating: \$64,912.96

Reserve Account: \$157,480.64

Association was over budget approximately \$120K from damages caused by storm Debbie. The Association is still in the process of trying to recoup some of the cost through the insurance.

On Motion: To accept the Treasure's report as presented by Marilyn was made by Marilyn and 2nd by Jim. All were in favor.

Management Report:

The recycle program was terminated. WSI will not be charging the association for any recycling. The contract was cancelled since WSI never picked up the recycling. A new contract for WSI was signed on 1/9/13 to have all 4 of the dumpsters replaced 3x's weekly (Monday, Thursday, Saturday).

A new proposal has been received to replace the maintenance garage door. The estimated cost of replacement is \$936.00.

On Motion: To accept the Management report as presented by Dina was made by Marilyn and 2nd by Jim. All were in favor.

New Business:

Appoint and confirm 2 additional board members. Danielle BonJovi volunteered to be on Board of Directors. Board will need to appoint one more member.

On Motion- to appoint Danielle BonJovi to the Board of Directors made by Marilyn and 2nd by Jim. All were in favor.

Motion Carried.

Grievance Committee- the board has asked for three (3) volunteers to join the grievance committee. This committee will meet only when needed. Michael Pleasant, Victoria Calderon, and Judith Doyle volunteered to join the committee.

On Motion- to appoint Michael Pleasant, Victoria Calderon, and Judith Doyle to the Grievance Committee. Motion made by Marilyn and 2nd by Jim. All were in favor.

Pet Policy- the board is going to expand on what kind of pets are going to be allowed on the property. This item will be addressed at a future meeting.

BBQ- There has been vandalism and trespassing at the BBQ area. Due to the safety and protection the grills will now be locked at 10pm until the surveillance cameras are installed. The grills will be available during the day when our maintenance man is on site and will be locked up when he leaves until the surveillance cameras are in place.

Surveillance Cameras-The board has received pricing in the amount of \$4,000 to install surveillance cameras at the pool & spa.

Leasing of units- association will be looking into conducting an audit of files.

Garage Door- Replace the garage door at the maintenance shed.

On Motion- to have the garage door replaced at the maintenance shop by Marilyn and 2nd by Jim. All were in favor.

Line of Credit-the Association is looking to receive a line of credit in the amount of \$100K. This line of credit will only be used as back up if there is an emergency to the common elements.

On Motion- to obtain a 100K line of credit made by Danielle and 2nd by Jim. All were in favor.

Motion Carried.

Motion to adjourn at 7:04 was made by Marilyn and 2nd by Michael.

Motion Carried.

