

DRAFT

**Garden Condo III Board of Directors
Minutes 3/21/17
Oakwood Room 1:00 p.m.**

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:00p.m.

Review and Approval of Minutes: A motion was made Sally Miles and seconded by Scott Third to accept the minutes of the February 21, 2017 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$99,983.29 in our operating account and \$582,101.49 in our reserve account. Total assets are \$682,084.78. We received \$59,923.00 in revenue and paid \$53,173.23 in expenses.

Community Updates:

- 1. Architectural Report:** David Hurley reported for Wayne Berg who approved 8 architectural forms. Two forms for epoxy of front and back areas, 1 new window, and 2 for gutters. There was also 3 for satellite dish realignments or replacements.
- 2. Golf Cart:** There are spaces available in west and east garage.
- 3. Landscaping:** Howard Shapiro reported Phase 1 is finished. We will continue to replace the drip lines.
- 4. Lighting:** No report. If you need replacements, please call Johnny Elkins at 480-380-8986.
- 5. Maintenance Report:** David Hurley reported that as we receive reports of maintenance issues, they are noted, tracked, and marked completed when done. These are ongoing and are posted on our web site. We have an electrical issue with unit 367 that will effect all four units in that block. Their power will be off later this week for a short time. We have completed the roof on 1 building this month. Units 308-313 are to be started next month. 386-393 will be next. We may be able to complete work faster depending on the budget. The roofing schedule is posted on our web page and boards. Our web address is www.svegardencondoll.com
- 6. Social Committee:** David Hurley said there was no formal report today but did comment on the February dinner and how everyone enjoyed it.
- 7. Welcome Committee:** Diana Klein and Barbara Hurley welcome two new owners. They are Carolyn Eads in unit 365 and Ron and Dorothy Huether in unit 418. We also have new owners in units 278,319,314,259,and 449. We will report on them after the visits. Diana asked if you know of any new owners please let them know. David Hurley thanked them for all their work greeting new owner.
- 8. Policy/Rules Committee:** Sally Miles reported that the committee has completed it's final draft. We are working on the Violation and Golf Cart sections now.

Management Report: We will be painting the orange trees, about 200 and be scheduling the skinning and trimming of the palm trees. We will be adding another recycling bin near unit 478. Barbara Hurley asked if we might want to wait until fall to add another one because of people leaving for the summer. Barbara Tedrow said it is only about \$22 a month to add. David Hurley thanked everyone who is participating in the recycling program and made it a success.

New Business: (Action/vote by the Board)

1. Appoint new board member: David Hurley explained that Diane Harmon was elected to the board and accepted the position. Since the election she has had the opportunity to sell her condo and is no longer a resident in our community. The Board can then appoint an owner/member to fulfill her term. Terry Martin has graciously volunteered to accept that challenge. A motion was made by Howard Sharpiro and seconded by Sally Miles to approve Mr. Martin's appointment to the board. Motion carried unanimously.

2. PCS-Electric Work-Units 364-367, \$9,952.00—Electrical work to these 4 units needs to be completed this week to restore the electricity. A motion was made by Howard Shapiro and seconded by Sally Miles to approve work and payment to PCS Electric.

3. Landscape Work-Proposals: Phase II is to improve the grass quality at units 314-321 and 322-329. Aerating will be done near units 456-471 when the summer seeding is done. These projects will be at a cost of \$11,798. A motion was made by Scott Third and seconded by Terry Martin to approve the cost of the Phase II project. Motion carried unanimously.

An additional motion was made by Scott Third and seconded by Sally Miles to approve the removal of pine trees at a cost of \$2210.56. Motion carried unanimously.

David Hurley commented that he was glad to see that landscaping was getting the attention it needed.

Old Business: None

Open Forum:

Louise Reaves, #352, said there are trees dying and falling near the dumpster she uses, what will we do? We need to know about problems before we can do anything about them. Please let us know when you see something wrong. We will look into this problem. She also asked when our monthly assessment will go down? Mr Hurley responded that in the past there wasn't a lot of long term planning by other Boards and then when many things started needing replacing like roofs, drip systems, electrical, landscaping issues dealing with flooding, the Board had to make the hard decision to raise the monthly HOA fee to support the reserve fund allowing us to pay for these items and others. We will re-evaluate when these items are dealt with and we see what other items are in need of attention. Ms. Reaves also stated that she was almost hit by a car at the east parking lot by people getting their mail. They park at the mailboxes instead of pulling in a parking spot or on the street. Mr. Hurley asked that people avoid parking in the drive area. We need to be courteous to our neighbors, care for each other, and be safe. Please pull into a parking space or park on the street when you get your mail.

Ms. Woods, unit 456, stated their roof will be done when they are not here. What are we responsible for dealing with the roof? A representative from the roofing company will meet with you before your roof is done or before you leave to inspect the inside of your unit. The purpose of this is to make sure nothing is damaged during the reroofing. If you have a satellite dish it will need to be removed and your skylight will be replaced at your expense. When roofing is complete Mr. Hurley will inspect it.

Bob Spies, unit 286, asked what the procedures are for violations. Mr. Hurley said to call Cornerstone and speak to Ms. Tedrow.

Larry Herickhoff, unit 355, said he heard Ms Tedrow mention painting orange trees. Do owners have to paint them? No we will.

Sally Miles, unit 241, asked if you would like to have the Outlook and other notices emailed to you, please give her your email address.

Next Meeting: Annual meeting: April 18, 2017

Adjournment: The meeting was adjourned at 1:35p.m.

**Respectively submitted by
Sally Miles GCIII Secretary**

