

## **DRAFT**

**Garden Condo III Board of Directors  
Minutes 4/19/16  
Oakwood Room 1:00 p.m.**

**Welcome/Call to Order:** The meeting was called to order by David Hurley at 12:59p.m.

**Review and Approval of Minutes:** A motion was made by Sally Miles and seconded by Fred Beck to accept the minutes of the March 15, 2016 meeting. Motion carried unanimously.

**Treasurer's Report:** Scott Third submitted his report and David Hurley presented it. Our operating account has a balance of \$121,541.28 and our reserve account has a balance of \$734,345.02. We are on track with our budget.

### **Community Updates:**

- 1. Architectural Report:** Wayne Berg is out of town so David Hurley gave the report. Five items were approved. One was for a new garage door. One was to install a new rear patio and one for cracks in driveway. One for epoxy of front patio and one installation of satellite dish.
- 2. Golf Cart:** Fred Beck reported there is some space in east garage and none in west.
- 3. Landscaping:** Howard Shapiro reported that we are in the process of looking at the quality of our trees. Bartlett Tree Experts have been hired to do this.
- 4. Lighting:** Johnny Elkins has replaced 6 bulbs in the past month and has purchased a new supply of bulbs. David thanked Johnny and his crew who cleaned and painted the large globes in the front of the units. If you have a light out call Johnny at 480-380-8986.
- 5. Maintenance Report:** David Hurley reported that we have less major maintenance issues than last year. The list of the ones that still need to be done are on our web site, [www.svegardencondoiii.com](http://www.svegardencondoiii.com). If you have maintenance issues, please call David at 480-329-3498.
- 6. Social Committee:** November will be our next event. Social items are also listed on our web site.
- 7. Welcome Committee:** Diana Klein and Barbara Hurley have been welcoming new owners. They are a great team and have enjoyed meeting the new people. They have been encouraging them to come to our meeting. If you need to change current information, please see them for a new form to fill out.
- 8. Policy Manual:** Mr. Hurley reported that a committee is in place to review the policy manual and will be working on it this summer. They will have some feedback for us in the fall.

### **Management Report:**

- 1. Termite treatment/Garage treatments:** Barbara Tedrow reported that there are 7 units to be completed. Three have confirmed appointments, three still need to be contacted, and one needs treatment.
- 2. Violations:** Only minor violations were found in the last month. ex. Furniture on front porch.

**Old Business: None**

**New Business: (Action/vote by the Board)**

**1 Palm Tree trimming and skinning:** Palm tree trimming and skinning will take place this year. Our budgeted money for this is \$10,095.00. We have two proposals for this. One for \$5884.00 and \$5168.00. The bid for \$5168.00 does not include the dump fee. Howard Shapiro made a motion and it was seconded by Fred Beck to accept the bid of ESL for \$5884.00. Motion carried unanimously.

**2 Landscaping/drainage proposal:** RFP process was completed and 6 bids were expected but we received only 2. Most said they were too busy to bid or our project was too small. Our Landscaping Committee reviewed the bids and proposed we accept the bid of Bright View at \$47,214.98. The project is to be completed by July 1<sup>st</sup> before the monsoons start.

**Public Participation:** Fern Cohen asked what they are going to do now? They are going to add more buried boxes to collect run off. The owner of unit 437 stated that it didn't work the first time. That was part of the process and this is the next step. The Smith's in unit 425 stated it is worse than before. That is why we are relooking at it and revamping it for better drainage. Connie Kemp asked why they put up a small concrete wall? We are looking into this.

**Open Forum:** David Hurley wanted everyone to know what we are trying to accomplish and what we are doing to make our community better. Our number one priority was to stabilize our reserve fund. Scott Third is extremely good at finances and keeping us on track with a five-year plan. We now have a vice-president on the board to help with our tasks, Howard Shapiro. Our roofing project is ongoing and we are making progress. We will have 173 done by the end of June. Maintenance issues are handled in a timely manner. The first phase of the landscaping has started. A community web page has been developed. It contains forms you may need to submit to Wayne Berg for architectural changes, news, and things to do around the area. And last but not least the Welcoming Committee to greet new residents.

The Strumpkin's in unit 450 asked if we have a maintenance problem do we fill out a form? Inside the unit is yours to repair, outside you call David Hurley. If it is a change to the exterior you fill out a form and submit it to Wayne Berg. Mr. Kessler in 300 stated that if you are replacing one satellite dish with another, why do you have to fill out a form? We need it placed correctly and not on the roof. Connie Kemp in unit 437 said when her satellite dish was replaced she didn't fill out a form because it was going in the same place. Was that wrong? You still have to fill out a new one. Monique Kaczmarek in unit 273 asked if there will be any more termite inspections? Not at this point. If you see termites call Cornerstone. What did they inspect? Garages only but not behind large built ins. Ms. Smith in 425 said they found termites but only treated that one spot, they didn't look around. Call Cornerstone if you see anything. Mr. Roul in 382 asked how much did we spend for the last water treatment? \$22,000 and they did what they said they would do. Quint Mayor in unit 278 said the stepping stones at the mailboxes are too small. One person has already fallen trying to walk on them. Could they be replaced? We don't know who placed them there but we will look at them. Ms. Fretwell asked when we will be painting again. In 2018. Mr. Kesler, unit 300, asked when the rest of the roof schedule will be posted? The completion date is October of 2017. It was a 42-month project and we are almost at a year. Connie Kemp is happy there is a welcoming committee so people will get correct information. Some people are not following the rules. Fred Beck stated this will change after the policy committee has a chance to report. Ms. Fretwell stated she really appreciates the work we are doing for our community.

Don't forget to check out our new web site: [www.svegardencondoll.com](http://www.svegardencondoll.com)

Next Meeting: October 25, 2016 1:00pm in the Oakwood Room.

**Adjournment: The meeting was adjourned at 1:40 p.m.**

**Barbara Tedrow stated we need to have an Executive Meeting.**

**A motion was made by Howard Shapiro and seconded by David Hurley to send the violations to Augustus Shaw for enforcement. The motion carried unanimously.**

**Respectively submitted by**

**Sally Miles**

**GCIII Secretary**