

Martha's Landing Condo Board Meeting Minutes 2-28-19

In attendance: Tom Gish Jr, Paul V., Penny B., Carla D., Cynthia S. (E bldg. resident)

No formal agenda this time around, topics discussed:

- 1) Pool Room dehumidifier: the new one will be installed in the storage closet by the women's restroom but we are waiting on the bid/cost
- 2) Security/surveillance camera's; wider range, better quality camera on the clubhouse and we talked about installing cameras at each building and all three dumpster areas. Tom will work on researching and a bid so we know what our options are for wireless or if we need modems at each dumpster area etc. More to come.
- 3) Cabana Rentals: Diana is selling her unit and moving off campus so Carla D. will take over with on-campus administration, people still email or call Tom G. Jr. and he will forward to me. Now that we have keyfob entry, Tom will find out from Kai about getting the front entrance fob ready. Right now we still use keys to enter the front door. Do we need Kai to program specific fob's only to be used in the case of a clubhouse/kitchenette rental?
- 4) C-bldg Carport snow damage and repair: McLeod is working on this as they will need to adjust for materials that wont be able to be matched and shorten this one area of the cover.
- 5) D206 damage repair; vendor is dumping in our dumpsters instead of taking debris to the dump themselves. Fines have been sent.
- 6) D building water bill; several months ago we had an extraordinarily high water bill but it is believed to have been caused by the leaking toilet that has since been replace (which was left outside our dumpster at the C- bldg.
- 7) Fire Alarm Testing was done, we (Tom/property manager) will receive notification if there were any issues.
- 8) Reserve Study is being ordered, then the budget meeting can take place and be presented to all the homeowners at the Annual Meeting sometime in April 2019
- 9) E building woodpecker/bird has returned and will be addressed, balloons will be reinstalled to deter.
- 10) Ice melt buckets will be picked up as we likely won't need refills until next year
- 11) Building Emergency Outdoor Water Shut Off valve maps will be updated, laminated and reposted at each bldg. Please Note: a crescent wrench will work just as well as the 'curb key'. We have a few curb keys on campus and once they are relocated we will communicate that out.
- 12) I asked Tom to make sure Kathy H. is added to Mary's Towing Co. list as an authorized party to be able to have vehicles parked in violation, towed.