

Marthas Landing Condo Board Meeting Minutes 4-20-19

10:03am meeting start, attendees: Tom, Paul V., Kathy H, Carla D, Penny B, Nicollette, Cynthia S, Lenora, DeAnna, Ann B (by phone), Kai C

Old Business:

Fire Alarm testing completed 2-28-19

Chimney inspection and cleaning completed March 2019

Dryer vent cleaning scheduled for May 2nd, 2019

New Business:

Premier landscaping estimates for review, the Board along with Tom's guidance decided on just the following work for now:

Main entrance sign area only - \$890.00 + tax

All other common areas will be addressed on case-by-case basis, depending on homeowner requests. Penny B and Lenora have agreed to form a 'landscape committee' and lead by building a list of acceptable plants that can be chosen from.

A) Action Item: Penny and Lenora can provide Port Gardner/Liz with this info to be added to our website

Please contact Tom Gish Jr. about proposed work you want to do or plants to put in common areas. ** this must be approved by property manager/Board member consensus.

A) Action Item = island by Pauls parking spot #166: proposal and estimate to add a plant or two and beauty bark or?

F building had high water use so notice was sent to all residents in the F building and inspection to check for pipe leaks or breaks to determine cause

Last Meeting Minutes were approved

Financials were reviewed and approved

Reserve Study is in; Tom reviewed and advised that we do not need to increase dues until next year, to be discussed and addressed at a later date in the year.

*2019 Budget – will be discussed, reviewed and presented at the Annual HO Meeting

Siding vs bird issues (woodpecker or other birds) E, F, G and Cabana S side have damage, we had one bid from Four Seasons and after the meeting via email Tom provided an estimate from McLeod to replace just these affected walls of the buildings necessary and the Board approved to move forward with McLeod to do repair work. Estimates of cost of each building, once confirmed, can be posted.

Sealcoat and striping of the parking lot: table for add'l bids first

Dehumidifier in the clubhouse pool/hot tub room needs to be completely replaced: the Board approved to move forward with MacDonald-Miller bid \$35,727.00

Kai reports about the hot tub repairs, several parts broke, ordered, replaced, then another part failed, all have been replaced, then there was an electrical issue which is being dealt with. Kai will update the property manager and Board members as soon as the facility has been reopened for use.

When the siding is redone in the future, it is likely that the windows will be done at the same time since they go hand in hand. Tabled for future discussion and cost.

Visitor Parking violations/misuse have become a problem at times; we will revisit this topic at the next meeting and set guidelines

Replacement of the two driveway campus entry signs will be tabled and can be added to the Reserve Study for consideration and funding at a later date

Unit delinquencies reviewed

Adjourned

Next meeting will be the Annual Homeowners meeting and Budget Ratification on Saturday June 1, 2019 at 10:00am in the Clubhouse. All Homeowners are strongly encouraged to attend it!

