

# M I N U T E S

## Fazio I & II

Meeting of the Board of Directors

Friday, February 5, 2010

10:00 AM

- I. Roll Call / Call to Order – Randall called the meeting to order at 10:06 a.m.
  - A. Officers and Directors present – Randall Barnett, President; Bill Story, Vice President; Greg Miller, Secretary/Treasurer; Susan Schopfer, Director; Dennis Lauck, Director
  - B. IMC Resort Services, Inc. representatives – AJ Bucko, Association Manager; Melissa Fenstermaker, Minutes
- II. Approval of minutes
  - A. November 6, 2009 – **Susan Schopfer made a motion to waive the reading of the minutes from the November 6, 2009 Board of Directors Meeting and accept them into record as written. Dennis Lauck seconded the motion. The motion passed without opposition.**
- III. President's Report – Randall Barnett commented on the roofs and thinks they look great. He asked if any of the Board members heard any other comments; Susan responded that she has heard positive comments of the project and completed work.
- IV. Management Report
  - A. Cash Position – AJ provided the cash position as of Friday, February 5, 2010.

Operating Checking – RBC	\$ 9,787.02
Replacement Fund – CSB	\$ 6,115.41
Insurance Checking – CSB	\$17,272.72
Roof Reserve – CSB	\$30,393.68
  - B. Collections – AJ reported that the association does not have any problems with late payers.
  - C. Site Manager Report – AJ reported on activities within the community since the last meeting: There were 2 minor roof leaks that have been repaired; AJ will be reviewing the pool prior to opening on April 1, 2010 to make sure it is in top shape for the season. The Board hopes that the gates will be working properly when the pool does open. AJ will get the Board pricing information in the next couple of weeks to review via email. AJ turned the floor over to Mr. Bill Story to discuss critter proofing during the roof project. Bill recommends that it would be logical to add this during the project as all the noise will run the critters out. It would costs \$30 per

addition of hardware cloth. **Greg Miller made a motion to add the hardware cloth as the roofs are being repaired. Susan Schopfer seconded the motion.** This will only be done on the ones that need to be done as some of them have already been critter-proofed. **The motion passed without opposition.** In the next newsletter owners will be reminded that they are responsible for making sure that rodents cannot get into the villas through spaces around plumbing, etc. Susan will work with AJ and the landscaper to select spring plantings.

V. Old Business

- A. Roof project – See the attached schedule for the upcoming work. The Board will revisit the continuation of the project in the fall. **Dennis Lauck made a motion to approve moving on with buildings 4 & 5 in the roofing project. Greg Miller seconded the motion. The motion passed without opposition.** AJ has a binder established for the roofing project and has set up a code of 8100 so that the board can track the expenses. Five (5) buildings should be completed by the end of March.
- B. Cold patch repairs – Greg asked about the cold patch repairs to the driveways. The Board asked AJ to write a letter to Palmetto Dunes asking about the area and if it is their responsibility.
- C. Railroad tie retaining walls – The board asked for options on improving the look of the retaining walls. AJ will provide options with affiliated costs for the Board's review.
- D. Garbage collection – AJ was asked to contact Coastal Waste to remind them that all service yards need to be checked and asked them about providing liners for the trash cans.

VI. New Business

- A. Unit 24 Owner request for installed landscaping – Greg presented a schematic for what he is asking to be installed. **Susan Schopfer made a motion approve subject to Greg and Marty working out access issues. Dennis Lauck seconded the motion. The motion passed unanimously.** The owner is agreeable to paying for this installation. As the Board was discussing landscaping, Dennis inquired about sprucing up the front side of the first buildings as you enter the community. Randall has noticed that residents and visitors are not using the walkways in that area which beats down the grass. Randall thanked AJ and Bill for doing the water drips during the cold weather.
- B. Insurance – Ron Fenstermaker joined the meeting to discuss the upcoming insurance renewal. Ron reported that flood insurance will be going up. The wind and hail market is softening. Management recommends getting the first billing out sooner, rather than later making the due date for the first payment

March 1, 2010 (late 3/31) basing the first installment on the same amount as last year and waiting until the official renewal numbers come and if the second billing is needed do it with a due date of May 1, late by 5/31. Their policy renews annually March 31. **Greg Miller made a motion to get the first insurance billing out as recommended by management by making the first installment the same as last years with a due date of March 1, 2010. Dennis Lauck seconded the motion. The motion passed unanimously.** Randall commented that he and the board appreciate the time and effort management puts in to getting the best price for the best product for the association.

- C. AAMC – Ron informed the board that IMC has achieved their AAMC through CAI. Randall and the board appreciate the level of service that IMC provides to the board and ownership.
  - D. Website update – Susan Schopfer will be providing Melissa with a brief update for the website explaining the roofing project and other newsworthy items about the community.
  - E. Next Meeting / Annual Meeting – The Board has scheduled the annual meeting for Friday, May 7, 2010. Melissa to look into see if the meeting room is available at 8:30 for a board meeting and then the annual meeting to follow at 10:00. Randall's and Bill's terms are up for election this year. The Board asked for management to send a notice requesting interested candidates.
- VII. Adjournment – **Susan Schopfer made a motion to adjourn the meeting at 11:27 a.m. Greg Miller seconded the motion. The motion passed without opposition.**