

Monte Carlo Townhomes
Board of Directors Meeting
5650 Monte Carlo Lane – Pool Area
Thursday, June 13, 2019 7:00 pm

Meeting Minutes

CALL TO ORDER:

The meeting was called to order by Sheryl Swartzle

ROLL CALL:

Directors Present: Sheryl Swartzle, Ed Vitoulis, and Marvin McCalla.
Property Management Representative: Laurie White

A quorum of the board was present.

APPROVAL OF PREVIOUS MEETING MINUTES (6/12/2018)

A motion was made by Sheryl Swartzle to accept the Minutes of the Board of Directors meeting held on March 21, 2019 as presented. Motion seconded by Ed Vitoulis and all in favor.

TREASURERS REPORT

All in favor to accept the current Treasurers Report.

OLD BUSINESS:

- A discussion was held regarding the current violations, the BOD requested that the property manager needs to be onsite more often, as there have been many garbage bins being stored improperly and no violations are being issued. There are many old violations that have not been checked and if they have not complied then they should be issued fines.
- Roof Cleaning: Board is asking for an updated proposal from the current vendor that they received previously, and also to get two (2) more proposals as comparisons. They would like a detail report prior with the notification of the roofs that have broken tiles or any repairs that the owner should take care of prior to the cleaning commencing. Owners should be given a letter of the sited repairs needed and if they do not repair the association is not liable for any water leaks or damages.
- Street Lights: Lights on Monte Carlo Lane have been repaired. The lights on Princess Dr at the southern guest parking area will be next week.

NEW BUSINESS:

- Board of Directors discussed moving the Reserve monies from Popular Bank to another bank (TBD), as they do not feel all the association monies should be held in on bank institution.
- Board requested the contact info for the Property Manager be sent via email to each.
- Board asked that the Property Manager look into getting prices from Home Depot on Adirondack Chairs for the pool area. The current chairs are damaged, and they will notify the janitor to dispose of broken chairs at the next bulk pick up day. Get pricing and delivery fee for Home Depot to the Board, and will need to schedule the delivery when Sharp security is on site to accept.
- Work order is needed to repair the table at the pool area (wobbling).
- Board asked Sharp Security to issue warnings and then fines for cars that are parking in the driveways and blocking the swales; they discussed issuing 1 verbal, 1 sticker, and then tow.
- Sharp Security will get the Property Manager a list of residents who have not received their parking decal, BOD want to send a final demand letter that they must get their decal otherwise, they will be towed until they comply.
- BOD requested and updated status report on the delinquent owners.
- BOD requesting the Meeting Notice board be posted 7 days prior to the meeting, rather than 48 hours. In hopes that more owners will be in attendance.
- Board requested 2 signs to be placed at the front entrance to the property;
1 Sign: Tailgating you will be fined \$100 per incident
1 Sign: Damage the gate, it will cost you \$1,400 to replace
Motion was made by Marvin McCalla to order and post signs. Seconded by: Sheryl Swartzle.
All in favor.
- Next scheduled meeting: October 29, 2019 @ 7 pm (Budget Meeting), location TBD

Minutes submitted by: *Laurie White, LCAM*