

MONTE CARLO TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 10, 2022

Immediately following the organizational meeting

<p>Board Attendees:</p> <p>President: Tamalee Lynkeechow Secretary: Marvin McCalla Treasurer: Ed Vitoulis Director: Nestley Damas</p> <p>Absent: Vice President: Cheryl Dawes</p>	<p>Representing Consolidated Community Management, Inc. (CCM):</p> <p>LynnEllen Huff – Property Manager Jim Miles</p>
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MEETING ACTIONS

CALL TO ORDER:

Tamalee Lynkeechow called the meeting to order at 7:26 PM.

CERTIFYING A QUORUM PRESENT:

A quorum of the Board was present.

OLD BUSINESS

Storm Water Pipe Issue – status

Jim Miles explained the situation regarding the purchase of a parcel of Association land from the county, which has the community's stormwater drain running underneath it.

NEW BUSINESS

Wastewater issue on St. Tropez Lane

Board approved the \$4500.00 Shawn & Son proposal to repair broken pipe affecting 511 St. Tropez Lane and his neighbor.

Dogs: Not on Leashes, Not Being Picked Up After

Dog registration form were added to door hangers to homeowners with the decal registration. Doorhangers will be distributed starting 1/11/22.

Website Administrator: The website has not been updated in sometime and we need to do research to find out who the current administrator is. Lori the former president is to be contacted. One board member and the property manger will be the new administrators. Motion to put the current total of leases and the cap on the website once the administration issue is resolved.

ADJOURNMENT:

Tamalee Lynkeechow motioned to adjourn at 8:01 PM. Nesley Damas seconded the motion. All in favor.

NEXT MEETING DATE: TBD