

MONTE CARLO TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 30, 2022

7:00 PM At CCM offices and on Zoom

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

CALL TO ORDER:

Tamalee Lynkeechow called the meeting to order at 7:01 PM.

CERTIFYING A QUORUM PRESENT:

A quorum of the Board was present.

READ AND APPROVE PRIOR MINUTES: Tamalee Lynkeechow made motion to approve prior minutes as presented. Ed Vitoulis seconded the motion. Unanimously passed

TREASURER'S REPORT Ed Vitoulis Presented the treasurer's report. As of 2/28/22
The Associations total assets are \$561,018.92
Current Liabilities are \$47,662.78
Reserves are \$308,113.45
Current Year Positive \$6,734.00

PRESIDENTS REPORT Tamalee Lynkeechow gave the Presidents report, highlighting that we have corrected all the violations with the county, Pool house received new fans, electrical was fixed, motion sensors and outside shower was repaired. We have removed 5 trees. The homeless mans shopping cart has been removed. Hole in the back fence has been repaired. A violation committee has been established. A fining committee has been established. Looking for volunteers for the event committee. New signs have been ordered.

UNFINISHED BUSINESS

Storm Water Pipe Issue – status

The Engineer suggest we have plans drawn up as to where the pipe is currently located.

Painting – status The contractor has been selected. Touch of Class is the name of the contractor.

Homeowners will need to clear off their patios and leave their patios unlocked., letters will be sent with schedule.

Tree Trimming – status Will be moving ahead of the painting. Sprinklers will need to be turned off for painting.

Dogs: Not on Leashes, Not Being Picked Up After Requesting 3 bids on Dog waste stations

NEW BUSINESS

Garbage Can Violations – status Still a lot of repeat offenders. Now that we have a Fining committee there will be fines after the final warning. Tamalee Lynkeechow made motion to adjust the rules and regulations to enforce the trashcan procedures from the governing documents. Ed Vitoulis seconded the motion. Unanimously passed

Patio Maintenance Tamalee Lynkeechow made motion to adjust the rules and regulations to enforce the patio storage rules procedures from the governing documents. Ed Vitoulis seconded the motion. Unanimously passed

Parking Issues: Resident overflow spots will be added to Princess. Spaces near the pool will be compact cars only. All future lease renewals and new homeowner applications vehicles will be limited to the size of their driveway.

ADJOURNMENT:

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

NEXT MEETING DATE: TBD