

The Pines Condominiums

Minutes- July 9, 2019

Meeting called to order at 6:35 p.m.

Board Members present:

President: Julia Johnson	<input checked="" type="checkbox"/>	Treasurer: Maurice Hardy	<input checked="" type="checkbox"/>
Vice President: Sharon Colvin	<input checked="" type="checkbox"/>	Member at Large: Carl Buckman	<input checked="" type="checkbox"/>
Secretary: Ramona Pitts	<input checked="" type="checkbox"/>	Property Management: Bill Haley	<input checked="" type="checkbox"/>

New Business

- Shirley O'Toole was our guest at the meeting.
- **New Board Members**
 - Julia introduced the new board members:
Vice President- Sharon Colvin
Secretary-Ramona Pitts
- **Financials**

Bill Haley passed out the financials outlined on the 06/30/2019 report and the board accepted the report.
- **Committee Reports**
 - We will put out a notice to see if anyone is interested in volunteering for any of the committees. They can send their names through the Gmail account as well.
 - **Landscaping Committee**- Volunteers needed. Due to lack of volunteers for the Landscaping Committee the Board has decided to outsource all landscaping. The cost of these efforts will be added to the Budget.
 - **Pool Committee**- It was discussed about the lights in the pool. Members were going to check to see if the lights in the pool worked. If not, we see if they can be replaced at the next meeting. It was also discussed that the

plastic chairs be replaced, and cushions be added to the iron chairs for comfort.

- **Social Committee-** Volunteers are needed. The members discussed the activities that worked in the past. It was suggested that an activity be considered in August or September before the pool closes.

- **New Committee- MASTER DEED COMMITTEE-**

At the owner meeting, 7 people volunteered to be on this committee. This committee will discuss parts of the master deed and to see if things should be updated. **A meeting has been scheduled for**

Date: Thursday, July 25, 2019

Place: The Pines Clubhouse

Time: 6:30

- **Purging and cleaning the Clubhouse-** The board is looking for **volunteers** to purge and clean the clubhouse. The 1st meeting is scheduled for Saturday, August 3, 2019 at 1:30. All are welcomed.
- **Notices on personal items in common areas and other rule violations-** Please see the minutes from the last meeting concerning the Use and Upkeep of Common Areas. A Written notice will be posted. The rules will be enforced, and the following notices will be given:
 - 1st Warning – this includes a notice for you to take action.
 - 2nd Warning – If failure to clean the area, Bill Haley (Property Manager) will contact the owner.
 - 3rd Warning – If the owner fails to respond, then a fine will be determined.
- **Security Cameras** – All cameras are working except 1 and it will be fixed as soon as possible.
- **Building 6 floor Estimates** – 4 estimates were presented at the meeting. Members from building 6 presented samples and it was approved by the board to begin the project from Carpet One.
- **Estimates for Cleaning buildings** – 2 estimates were presented by Bill Hayley (Maid Pro and Premier Cleaning). The board voted for Premier cleaning for \$975.00 per month. The services will begin on August 1,2019. This cleaning company will be on a 90-day trial. Bill will have a scope of their work and he will provide the board with references from the company. He will also see if the cost will include deep cleaning of the Clubhouse as well.

- **Water shut off Valves** – At the owners meeting, there was a discussion about the water valves. Sharon presented an estimate from Dauenhauer to install a main water stop. It was determined to get more estimates and that this issue will be discussed later pending more estimates. The board also discussed the Reserve study to see if this was a big concern at this time.

Just a Reminder

Board & Property Management Contact- Please take a moment to read the sign that has been added to the bulletin board outlining protocol for contacting the Association Board Members, and Kentucky Realty.

