



**Heather Hill Apt No 1 Condominium Association
AKA Condo 1
April 19,, 2019 Board meeting
April 16, 2019 Posted**

Call to Order: Meeting was called to order at 10:00 am by Julie Williams

Roll call of Directors:

Directors present: Julie Williams, Phil Spargo, , Nancy Dougherty, Richard Savitt, Lorraine Soteriou
Kathy Hines, Ameritech; 21 unit owners present

President: The lawsuits have been settled and dismissed. This was handled by our insurance company and their representative.

The laundry room is almost complete and thanks to Phil and all those from Condo1 that helped. It is most appreciated. Julie made the motion to proceed with an assessment of \$4000.00 to cover the expenses of the Laundry area, Nancy seconded, all in favor, motion passed. This will be processed by Ameritech as an assessment by percentage as we could not just ask each unit owner for \$100.00 and collect any delinquencies.

Reading Waiver of Minutes: Motion made by Phil to waive the reading of the April 1, 2019 minutes and Nancy seconded all in favor motion passed

Manager Report: Manager walked through was done by Kathy Hines and Julie: no changes Manager stated our aging as of 3/31/19 and that there are 2 units in arrears, notices sent.

Financial Report: Nancy

Condo 1:

1017 unit was sent to our attorney - cost to date is \$1,403.00

\$1275.00 Removal of a tree behind 1006

Dunedin Utilities: Appears our Water History in Gallons has decreased, never received a response from Jerry Krantz or Condo 2 regarding acknowledging the water line behind us which was for Condo 2 and 3 or any information regarding the water history issue. Also regard the leak by 1029 in December which spiked to 35000 gallons, we will be getting an adjustment in either May or June after they review our usage.

Master Association-common facilities- pool, clubhouse, common area (Condo1 share is 35%):

Operating	\$ 2,383.65
Total Reserves	<u>\$17,309.01</u>

Profession/attorney the Master spent \$5000.00 in 2018 (lawsuit \$1600 + tree \$3400)

And in 2019 so far they have spent \$ 1300.00

\$1000.00 to Condo 4 regarding the reimbursement of 3,136.00 for the 2014 -2018 water bills the Master Board approved. Also additional reimbursements for Feb and Mar for Condo 4 totaling \$149.34 waiting on invoices because there was nothing in the Master minutes indicating this would happen and who would be responsible because the budget calls for \$38.00 a month reimbursement.

It was noted that Terry will be seeking reimbursement from Dunedin Utilities regarding the excessive water/sewer usage during the pool leak. There was an additional \$495.00 paid to Red Rhino.

Also all should have received the end of the year Master income and expense report, any question let Nancy know

Unfinished business:

Gutters:

879 requested installing gutters front and back. Nancy made motion to approve, Richard seconded, all in favor, request passed under the condition that the gutter procedure is followed for front and back gutters; this procedure/process in on our web site. Julie will call the owner regarding this and these minutes are their verification of approval.

New Business:

Trash:

As Treasurer Nancy stated that she is looking for ways to save money and the with the increase in trash pick up she contacted the solid waste and we are currently paying \$585.99 for our trash pickup 3 days a week.

If we went to 3 days a week for Nov to Apr @ \$585.99 since most of our unit owners are here and 2 days a week @ \$390.66 from May to Oct as many go up north it appears we can save some money.

12 month x \$585.99 = \$7031.88

6 months x \$585.99 = \$3515.94

6 months x \$390.66 = \$2343.96

Total: \$5859.90

Condo 1 saves \$ 867.26

Condo 2 saves \$ 304.72

Concerns were presented so it was decided to try and see if there are any issues after this year. Motion made by Phil and seconded by Lorraine, all in favor, motion passed for Nancy to proceed.

Sidewalks:

Richard requested that we address the sidewalks and any that need to be attended to by grinding them down. Julie will contact Chris and Richard will work with Chris and review all sidewalks in our Association to determine what needs to be done and get an estimate. Sam is also an option for an estimate.

Motion made to adjourn by Julie seconded by Phil all in favor motion passed at 11:10

Respectfully Submitted

Lorraine Soteriou, Secretary