



**Heather Hill Apt No 1 Condominium Association  
AKA Condo 1  
February 18, 2019 Board meeting  
February 12, 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, Lorraine Soteriou, Nancy Dougherty, Richard Savitt  
Kathy Hines, Ameritech; 26 unit owners present

**President:** Regarding our Planting policy please be sure to get Board approval for any trees or permanent plantings. Also water sewer and cable may need to be called before planting.

All Line insurance will be renewed and they as in the past have given us great service and included in our policy is our carports and sinkholes.

**Reading Waiver of Minutes:** Motion made by Richard to waive the reading of the January 28, 2019 minutes and Julie seconded all in favor motion passed

**Manager Report:** Manager walk through was done by Kathy Hines and Julie: water drainage to front door of 873 was resolved costing the Association about \$400.00 and unit owner satisfied with the work. However cracked cement for unit 1003 is still open.

**Financial Report:** Nancy gave financial report as of January 31, 2018

**Condo 1:**

The tree trimming cost \$2,900.00 with one more tree behind 1006 that needs to be removed  
1017 is still delinquent and hopeful the bank will come forward.

Dunedin Utilities: There is only 1 meter and we share at 74% Condo 1 and 26% Condo 2. The average bill is \$3,450.00 per month our expense for water sewer and trash is \$2,553.00 and Condo 2 is \$897.00. However since May 2018 there has been a steady increase in water and sewer. Since there is only one meter it is in our name and if not paid on time creates fees. Julie and Nancy will be reviewing this to try and understand why the increase

Also there was some type of an incident from noon on Dec 10th to 4 pm on Dec 12 that over 35000 gallons of water was used during this 50 plus hours. Why? We do not know. Nancy contacted Dunedin Utilities and they sent a graph showing the usage and stated that if I can get a repair bill they would make an adjustment.

However this usage stopped on the 12<sup>th</sup> and went back down. Don't know why and would appreciate any input or help.

Did you see anything during this time? Dunedin suggested we check all outside spigots front and back; that unit owners put a color in the toilet to see if the water changes colors; walk the property to see if there is any standing water etc. If you see anything please tell Julie or Nancy. Nancy will contact Pisano Plumbing regarding this.

Kathy Sergot from Condo 2 is aware of this and stated that the pressure washing of their building occurred at Thanksgiving. Nancy will ask for a copy of the invoice.

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

Operating: \$8,741.55

Reserves: \$16,094.78

Jan and Lousie will be working with Nancy to understand our relationship and finances of the Master/Common Facilities. They have reviewed the spreadsheet as well as the financials.

\$7,250.00 was deleted from Deferred Maintenance to pay Red Rhino for the pool repair.

Condo 1 pays 35% of all Common Facilities expenses (pool, clubhouse, common ground). Nancy will continue to monitor and getting invoices. This is difficult as Jerry Krantz, manager for the Master, does the posting and it appears that the Directors of the Master Board are not monitoring or challenging any postings. This is unfortunate as their unit owners may be paying for another associations invoice/expense!

**New Business:** Discussion on gutters in front and back of units; concerns were addressed regarding responsibility and maintenance; tree/leaves; swale and water runoff were discussed. Nancy made motion regarding front gutters Phil seconded Lorraine and Richard approved with Julie abstaining motion passed:

*Front Gutters:*

*Each unit would be considered separate:*

*Unit owner would submit a written request to the Board of Directors*

*In the request the name of the company installing is required to be an approved vendor*

*No unit owner will install gutters*

*The gutters would need to be Seamless and 6" gutters including downspouts*

*Unit owner agrees to have the company clean the gutters seasonally*

*Approval of the gutters will be indicated in the Board meeting minutes*

*Any issues/noncompliance the Board will notify the unit owner to correct or at the expense of the unit owner gutters will be removed*

*Back Gutters will be on a case by case request and review by the Board.*

Plantings: confirm with city on water and sewer line:

Chip and Nina 1021 presented plan for planting area Julie made the motion to accept plan, Nancy seconded all in favor motion passed

Louise and Jack 1028 permission to remove bushes and replant with Sago palms Lorraine made motion, Julie seconded all in favor motion passed

**Pool:**

Phil explained the water issue/leak with the pool and that Lorraine will be monitoring the meter for us. It appears there maybe \another issue as the water usage has double from 1000 gallons to 1900 gallon in one week. Lorraine will take daily

**Motion made to adjourn by Julie seconded by Lorraine all in favor motion passed at 10:34**

**Respectfully Submitted**

**Lorraine Soteriou, Secretary**

