



**Heather Hill Apt No 1 Condominium Association  
AKA Condo 1  
January 28, 2019 Board meeting**

**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

Phil Colettis, Ameritech

26 unit owners present

**Reading Waiver of Minutes;**

Motion made by Richard to waive the reading of the December 6, 2018 annual meeting and Phil seconded all in favor motion passed

**Manager Report:**

Manager walk through was done by Kathy Hines and Julie and have two issues: water drainage to front door of 873 and cracked cement for unit 1003 requiring repair.

Julie getting estimates and will contact unit owners.

**Financial Report:**

Nancy gave financial report as of December 31, 2018

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

Operating: \$8,049.74

Reserves: \$ 22,757.22

Various expenses charged to the Common Facilities finances shared by the four associations were: cost of tree removal, resurface of pavers, attorney fees and display cases.

Also noted were some invoices that did not belong to the Common Facilities regarding trees being trimmed, fence repair, berm and plantings.

Nancy made the request to unit owners that would be able to assist with understanding our relationship and finances of the Master/Common Facilities to contact her. Also anyone interested in becoming involved in Condo1 **issues to be sure** documents, amendments, Florida statues etc are followed or current. All condo 1 documents online

[www.heatherhillcondos.org](http://www.heatherhillcondos.org)

**New business:**

1014 requested and submitted a planting plan for front of unit, motion made by Lorraine and seconded by Phil to approve plan, all in favor motion passed

1023 requested and submitted plan to remove rocks and replaced with paves in front of porch, motion made by Nancy and seconded by Phil to approve, all in favor motion passed.

1009 and 1021 are interested in putting up gutters on front and back of units. Issued tabled until Nancy and Chip can review statements made by Innovative roofing regarding gutters after installing new roofs in 2015. Also reviewing gutter sizes and type to present to the Board to review.

**Pool:**

Phil explained the water issue/leak with the pool and that he feels a representative from each association should review the utility bills, monthly financials for Condo 4 for a minimum of 5 years.

Condo 4 supplies water to the clubhouse, pool and Common Facilities have reimbursed Condo 4 \$38.00 every month.

Condo 4 is responsible, per their minutes, to read the meter to determine usage and this has not been done.

Condo 4 was notified of excessive water by Dunedin and the leak appeared to be the pool area.

When the leak appeared Phil said to turn off the water as it was using 1000 gallons a day and Master President Terry refused.

It is Julie's understanding that Terry hired someone to fix the leaks before calling Pool Works who installed the pool therefore they could not fix the issue. So an expense that may have been covered by Pool Works cannot be covered because another company was hired and repaired the leaks-cost unknown.

Note: Terry is looking for reimbursement from the Common Facilities to Condo 4 for water that he has computed from Dunedin utility bills however Condo 4 was to read the meter so not sure how the invoices are going to determine usage. And Terry should have noticed increase to Condo 4 utility bills every month when he reviewed Condo 4 financials along with Condo 2, Condo 3 and Common Facilities Financials.

All Directors have fiduciary responsibility and must certify that they have read all the documents, amendments, Florida Statutes etc and this include minutes and updates as well as budget and monthly financials.

Phil will be handling this issue going forward.

Nancy will contact Terry for update.

Phil and Louise will monitor the meter for Condo1 until issue resolved.

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

**Respectfully Submitted**

**Lorraine Soteriou, Secretary**