



**Heather Hill Apt No 1 Condominium Association  
AKA Condo 1  
March 18, 2019 Board meeting  
March 13, 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 absent  
Kathy Hines, Ameritech; 34 unit owners present

**President:** The Board minutes are no longer on our website. If you would like to read any minutes please let an Officer of the Board know as they have the key to our minute book.

All Line insurance will be renewed, they in the past have given us great service and included in our policy is our carports and sinkholes. We have one building that was not treated for sinkholes so we need to maintain that coverage (building 1011-1019)

**Reading Waiver of Minutes:** Motion made by Richard to waive the reading of the February 18, 2019 minutes and Nancy seconded all in favor motion passed

**Manager Report:** Manager walked through was done by Kathy Hines and Julie: no changes

**Financial Report:** Kathy gave financial report as of February 28, 2018

**Condo 1:**

One unit behind one month and no change on unit 1017 although it is listed on Zillow stating pre foreclosure information by our attorney

\$983.50 to Arrow Environmental services for our pest retainer

Ameritech fee is now \$600.00 a month

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

Tom Bonnette and Richard Savitt sit on the Master Board

Discussion ensued about the pool leak. Louise shared her tracking and Tom indicated that Terry is also tracking the water usage. However Terry has not contacted Louise regarding this to understand what is next. Tom and Richard will discuss this pool meter and tracking and future repairs. It was understood that only 6 pipes were fixed and there is possibly 4 more that need repair. They will also find out who from Condo 4 will take responsibility for reading the meter and making sure that we stay within a certain number of gallons per month about 4000.

Concern was addressed about shutting off the water and impact to the pumps, Tom and Richard will address as well. They also will find out who will be repairing the leaks after the pressure is taken. Pool Works installed but Red Rhino fixed the 6 pipes leaks at a cost of \$7,250.00

**Unfinished business:**

Plantings:

1003 requested approval to extend their succulent garden. Motion made by Julie to approve seconded by Nancy all approved motion passed.

1009 requested to remove and replant the bushes in front of unit. Motion made by Julie to approve seconded by Nancy all approved motion passed.

**Taxes:**

Unit1004: Motion made by Julie to pay the taxes on 1004 which we rent; Taxes are for 2016 in the amount of \$991.00 Richard seconded all approved motion passed.

**New Business:**

Gutters were approved for unit 1021, 1007 and 1009 front and back according to our gutter procedure which is online. These gutters need to be maintained and if not the Board will notify the unit owners this will give unit owners' time to clean them before the Board takes action.

If anyone wants to have gutters you need to submit request to Julie Williams President with your plan for the gutters. Also anyone who has gutters as of February 28<sup>th</sup> will just need to maintain and keep them clean. Suggestion made about gutter guards. Motion made by Richard seconded by Phil all approved motion passed.

**Oak tree trimming and removal:**

Phil stated that any oak tree requires Dunedin approval to trim or remove. Therefore the tree behind 1006 next to power poll was removed with permit. Oak trees require Dunedin permission and Doug Myers expressed concern about dead branches. Julie will contact Rick from Warner tree to review those dead branches so they can be removed if determined. Doug, Phil and Richard and Julie oversee this.

**Laundry Room:**

Also discussion on our Laundry room and it cleanliness was discussed. Maggie and Doug Myers along with Phil Spargo will review what needs to be done to improve this area. Note: Condo 2 pays for 26% of anything done regarding the laundry room/building so they probably should be notified of our intention to improve and clean.

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

## **Open Discussion:**

### **Lawsuit:**

There was discussion and inquiry about a pending lawsuit regarding the trees planted on common area of the Common Facilities. This appears online however no one from the Condo 1 Board received anything regarding this. The two unit owners from Condo 1 that sit on the Master Board were given this information. This is a concern of the unit owners who presented this after finding it on the internet as well as all unit owners present however until Condo1 Board is served there is no way we can answer or address their questions regarding :

Why did Heather Hill Apartments No. 1 Condo Association become a named defendant in the amended complaint?

Who is going to represent Heather Hill Apartments No. 1 Condo Association at the Pre-Trial Conference on April 16, 2019 in regard to the amended complaint?

Who is going to pay for the representation of Heather Hill Apartments No. 1 Condo Association at the Pre-Trial Conference and any subsequent legal proceedings involving this complaint?

So as of this meeting we need to wait for the Condo 1 Officers to be served or notified by the court to address the above questions.

*Please remember the two unit owners that sit on the Master Board are Directors on the Master Board and that Board makes decisions for Condo 2,3 4 and the Common Facilities*

### **Issues:**

#### **Electricity:**

Electricity issue for building 871-883:

Julie will call an electrician to find out why the lights in this building are flickering. The meter is behind 877

Doug Myers and Richard Savitt will work with the Electrician on this

#### **Leaves:**

Doug Myers brought up the issue of leaves which has been an issue forever with a suggestion having our lawn service buy a leaf machine to pick up leaves. The cost is about \$3400.00 for the machine.

**Respectfully Submitted**

**Nancy Dougherty, Treasurer**