

Concord Green HOA
Board Meeting
August 5, 2008

Meeting called to order 7:03 p.m. Present for the Board: Joe Anello, John Kelly, James Calcanes, Susan Mydanick. Absent: George Remonlina & Howard Feingold
Present for Swift Management: Valerie Schreibman.

Minutes from the previous meeting approved. All in favor, 1st Susan 2nd Jim,
All in favor.

Treasurers report at the next meeting.

Presentation from Wayne Bellando at Pro Pest control. Joe 1st, 2nd Susan, All in favor in regards to hiring Pro Pest Control.

** Please note do not treat #20900 for chinch bugs, already has been treated.**

Old Business

Water fountain at pool-James to order water fountain on EBAY and James and Joe will install.
James will order on paypal and association will reimburse him.
1st Joe, 2nd Susan, all in favor

Men's room vanity-

Ready to proceed. Valerie to inform Chuck Kramer.

Landscaping Proposal: Board approved the proposal with Palm Beach Broward for Areca Palms to be cleaned up around the community. Loquats trees to be trimmed at \$45/each tree. Dead cactus to be removed. 1st Susan, 2nd James, all in favor.
Need quote from PBB in regards to thatching the areas that are brown in preparation for pest control treatment.
Needs fertilizing, on a separate sheet from the lawn contract from PBB.

Scenic Pest Control-

Augie quit, so we have replaced with Pro Pest Control for regular fertilization, IPM and treatment around the clubhouse, pool area and inside the clubhouse. 2 applications, 2 weeks apart for initial work. Liquid lontral or atrazene was recommended in the fall.

Concrete wall- complete and paid for.

Hurricane Plan

Staying with NTTI.

Stump Ground where Black Olive Tree was:

Get in touch with Daryl to get quote for new trees or sod in area.

Remedy & bill for violations past 2nd notice

Do we remedy and bill-Please contact Randall Rogers. Randall Rogers has not responded, looking into new attorney, need retainer information, and would like retainer back from Randall Rogers.

Lake Doctor- Please contact; algae is up again. Lake doctor to come 2x per week for the next 2 months, algae is up due to too much rain.

New Business:

Please contact Hartzell in regards to Driveway, Roof and Painting.

Irrigation:

Irrigation is still hitting kitchen window and terrace.

#20786 Concord Green Drive

Irrigation is still not fixed at this home.

Emberman home, #20815 please cap off head that is broken, no need to water driveway.

Get proposals for new irrigation company. Dwayne Sprinklers?

Violation letters-violations have been taken care of in certain cases.

Valerie is recommending looking into the documents to have all homeowners replace all mailboxes and lamppost fixtures so that they all match.

Pool

Need Blue Diamond to come back for the next 2 months 2x or 3x/week to clean up the pool more often. Getting proposal for finishing.

Attorney

Looking into going with Michael Chapnick, more association friendly.

Looking into what his retainer fee is.

Liens or foreclosures, on Yamin or Hernandez.

Violation Tours

Tours once per month. 3rd notice and then, no need to go to the attorney, remedy & bill.

Clean and or stain driveway, if pressure cleaning will not do the job.

Motion to adjourn the meeting at 8:45. 1st John, 2nd Susan, all in favor.

Chuck Kramer:

Molding on carpet near bathrooms to be sealed down on the far end area of the clubhouse.