

MINUTES OF MEETING OF BOARD OF DIRECTORS OF
MEADOWBROOK CONDOMINIUM ASSOCIATION- February 19, 2014.

Call to Order. President George Jacobson called the meeting to order at 2:00 pm.

Notice. Notice of the meeting was given to each Board Member at the previous meeting, by email and posted in the Club House.

Directors Present: George Jacobson, Michael O'Neill, Bob Wolle. Betsy Simcox attended the latter part the meeting.

Management Company: Represented by Rachel Lang

Owners Present: Michelle Wolle (Chair landscape and Maintenance Committee), Dan Henderson.

Agenda. The draft agenda was approved.

Approval of Minutes. The Minutes of the Organizational meeting of the Board of Directors Meeting of January 4, 2014 were approved.

Finance Report. Access reported that our budget was on track. Corrections had been made in the books to reclassify previously entered (by Windermere) repairs funded from reserve as "Capital Improvements". This is incorrect and may have had tax consequences. Other corrections were made in compliance with accounting standards

Signatures on Reserve accounts. Upon Motion duly made and seconded, after discussion, the following was unanimously adopted:

RESOLVED that Directors Micheal O'Neill, George Jacobson and John Schneider are authorized and directed as a signor upon the reserve accounts at People's Bank.

Selection of Landscaper. Heart & Soil Landscapers was recommended by the Grounds and Maintenance committee. Upon Motion duly made and seconded, after discussion, the following was unanimously adopted:

RESOLVED Heart & Soil is selected and approved as the landscape contractor for Meadowbrook Condominium Association upon terms and conditions to be obtained by Rachel Long and submitted to the Board for approval.

Satellite TV installation. The Grounds and Maintenance Committee recommended that the current rules pertaining to dish and antennas installation be amended to not allow any new TV dishes or any other equipment be attached to the buildings, except antennas on stands inside the deck enclosure. In addition or as an alternative, the current deposit would be increased to an amount to be determined. After discussion, a motion was made and seconded and approved unanimously to table the motion until the next Board meeting pending legal input as to current FCC regulations.

Landscaping and Decorations. The Grounds and Maintenance Committee recommended that no plants of any sort may be planted in the beds; and that no statues, flags, containers, metal items or structures on any sort should be placed in the beds. **After considerable discussion, a Motion was made, duly seconded and approved to table the motion until the next Board meeting.**

Carpenter's Findings. It was reported that Contractor Norm DesRosier found damage under some of the windows due to lack of flashing. The building facing to the south have the most damage. An offer to do the repairs will be submitted to the Board by Mr. DesRosier.

Fascia Boards. Contractor R and S needs to be directed to do follow up corrections to several fascia boards were mold has started growing, including but not limited to 4636 Coast Way. (Action?)

Paint matching. The Landscape & Maintenance Committee reported that one of the unit owners complained that the paint used on their unit during repairs did not match existing colors. Upon Motion duly made and seconded, after discussion, the following was unanimously adopted:

RESOLVED that the unit stay with the same paint color until the entire building is painted.

Paint Recommendations. The Committee recommended White for the Blue and Gold Buildings; Light Green for the Green Buildings; Light Grey for the Grey Buildings. Upon Motion duly made and seconded, after discussion, the following was unanimously adopted:

RESOLVED the above color recommendations are approved.

Holes and Brackets in Buildings. The Committee recommended that holes or mounting brackets not be put into the building exteriors.

Planters and hanging items The Committee noted that there were multiple complaints (unsubstantiated) about the planters at 4623 Majestic Drive were oversized, and not in conformity with the uniform standard. The committee recommended that the planters be removed from the driveway. The Committee also removed that either no hanging basket be allowed or that each unit be limited to one hanging basket. After discussion, upon Motion duly the seconded, after discussion, the following was unanimously adopted: **RESOLVED that the Motion be tabled until the next Board meeting.**

Vehicle Parking. 4625 Coast Way applied for a variance to allow it to use one of the visitor's parking spaces for their unit. Upon Motion duly made and seconded, after discussion, the following was unanimously adopted:

RESOLVED that the application for an assigned space within the visitor parking is denied on the basis that it sets a precedent which cannot be supported.

Dan Henderson's requests. Mr. Henderson submitted two requests: (1) to install a screen door, (2) Install a central air conditioner. Upon Motions duly made and seconded, the requests were approved with conditions that licensed contractors be used for both installations and that door color and style match existing units in the complex

Bug Doctor. The committee reported that bait checks, inspection for yellow jackets, and ants are planned.

Schedule for Approved work. The following work schedule was agreed to subject to contractor availability and weather:

Resurfacing the driveway at 4636 Coast Drive – May/June

Deck repairs - carpenter/ contractor – May/June

Paint Contractor June 15 - July

Window Cleaning July 30. Access will obtain three bids as there was some alleged dissatisfaction with Margret's Window service but specifics were not provided.

Contractor (Rhoda?) recommended that Exterior Painting of the buildings to be done on a rotating basis of two or three buildings each year in the June/July timeframe.

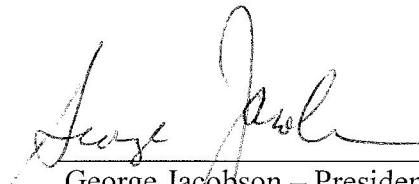
Future Meeting times. It was agreed that future board meeting be scheduled at 2 PM.

Meeting was adjourned at 4 PM.

Dated this 19th day of February 2014

First draft Prepared by

Robert A. Wolle – Secretary


George Jacobson – President

approved by BOARD 4/12/2014
@ BOARD meeting