

INVERNESS VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
TUESDAY, MARCH 19, 2019
MINUTES

1. 4:14 PM Called to order
2. Pledge of Allegiance led by Joyce Kirk
3. Reading of the minutes from Annual Board meeting of Feb 11, 2019 and meeting of Feb 21, 2019, by Joyce Kirk Dianne Booker made motion to accept minutes, Phyllis Helt seconded. All approved
4. Treasurer's report read by Dianne Booker, treasurer. Motion to accept by Jim Marzullo, 2nd by Joyce Kirk. All approved.

Old Business:

1. Painting: Proceeding nicely.
2. Management: Management contract is signed.
3. Insect Infestation: History of problem with Building 1 was recounted. Gave a chronology of how previous Property Management Company (Integrity) handled the infestation (poorly). Principal cause was determined to be kitty litter in the sewer lines. The secondary cause is our plumbing not being correct. (stack fans). There is now a normal "Bloom period", but nowhere near what Building 1 has experienced in the past. Will go through and check all drains. Extra pest control when the flies bloom. Will keep an eye on this, and still need to perform an inspection of Golden's unit.

Floor opened to discussion:

Janet Goode: Is the problem over? A: It is RIGHT NOW.

Dean Godfrey: Why haven't we followed legal counsel? A: WE have..... and will continue to do so when situation calls for it.

Janet Goode: Is there any treatment we can perform in the meantime? A: Tom Smith stated he has used CLR in the drains, and it seems to work. (he states it doesn't hurt the pipes)

4. Waste Bin Shelters:

Dean Godfrey suggested we tear down and rebuild. (We are not in a monetary position to replace.)

Sherry: Use a lock with a rope

Irma: Doors are the only thing wrong. Just replace the doors

Lynn: The old PVC Pipe seemed to work fine.

Bob Lanier: Some point we're going to have to spend the money to replace them.

Vickie LeMarche wanted to know who follows up on the directives given to the PM company. A lengthy discussion followed

NEW BUSINESS:

1: Painting:

Possible transfer of funds from Pavement Account to Pooled Reserves. Currently \$117,000 in Pavement. New sealant needs to be done every 3-5 years. We need to call a special meeting, give 60 days notice, and have a majority vote.

Jeannie Daigle recommended sending notices for vote and THEN call a special meeting to announce the results.

Michael Schulman's answer to Dean: The board is about Fiscal Responsibility. If something needs to be done, it is the board's responsibility to move money.

2. Project List:

Jim Marzullo would like to see a "Project List" from all unit owners this year to find out what other residents see that need/s to be done.

Vickie LeMarche sent a letter to board on 28/19 asking about removing a sycamore (sweet gum) tree and changing her parking spot. It has not been addressed.

Michael Schulman explained the limited common space regarding parking spaces, and when and how (if) the board assigns spaces. Mr. Schulman explained that the board had never received the information from Integrity, so did not know to respond.

Lucy Harmon claims that people are still smoking on the sidewalks and in the common areas. The smell of smoke is in her apartment. We need to review the smoking policy.

Jim Marzullo made a move to adjourn. Before move was seconded Phyllis Helt requested that a closed Executive Meeting be held immediately to discuss personnel issues. This was seconded by Joyce Kirk. All approved.

Adjournment

Meeting was adjourned a PM 5:34