

**Board of Directors Meeting
Condo Assn. IV
February 16, 2017**

Present: Leo Spooner, President
Bruce Hill, Vice-President - absent
Rosemarie Buscarello, Secy. /Treas.
Nichole Allard, Ameri-Tech Property Manager

Leo called the meeting to order at 7:12 p.m.

A quorum was present

The meeting notice was posted in proper time.

The secretary read the minutes of December 15, 2016. Leo made a motion to accept the minutes as read, seconded by Rosemarie. The vote was Leo Aye, Rosemarie Aye, and Bruce Absent.

New Business:

Nichole gave the three quotes received for power washing sidewalks for all three buildings.

Affordable Company was \$600.00

Window Gang was \$930.00

Performance Cleaning was \$1,160.00

There was much discussion with owners regarding the power washing. The stain is pitted on the first floor of all three buildings and if the sidewalks were power washed the pitting will become much more severe. It was suggested that we power wash the top floor only and scrub the heavy dirty spots on the first floor sidewalks. Nichole to have affordable give an estimate on this decision.

The pitting of the stain was discussed at length and the board informed the residents that there have been many companies looking at the pitting as well as the original contractor and engineer. No one seems to know why this is occurring. Roland Roy suggested an epoxy paint, and another resident suggested paving stones. These suggestions will be investigated by Nichole to report back to the board.

The follow-up on the reported leak at stairwell outside Unit 110. Innovative Roofing gave an estimate of \$1,550.00. It is to be noted that there is not leak in the Unit. Nichole to respond the owner of Unit 110, that the shingle roofs are in a reserve to be done in the future. The board will be doing all three buildings at one time instead of doing one small area, since there is no leak in the unit.

Old Business:

Nichole sent out violation letters and received a few responses from unit owners. Those owners who needed to send in the proper applications for rentals have sent in the application.

Nichole showed the board a drawing of the sign to be posted near dumpsters to try to stop furniture large boxes from being put in dumpster. Leo made a motion to approve sign for dumpsters, seconded by Rosemarie. The vote was Leo Aye, Rosemarie Aye, and Bruce absent.

Nichole informed the board regarding the batting that keeps falling down. Innovative Roofing only did Building 3 as a favor, but they will now give the board an estimate to repair the other two buildings.

Rosemarie gave the Treasurers Report for January 2017, and explained to all those present that we have a very tight budget. The Board is careful with spending money.

Leo made a motion to close the meeting, seconded by Rosemarie. The vote was All Aye. The meeting was adjourned at 8:05 p.m.

Respectfully submitted

Rosemarie Buscarello, Secy./Treas.