

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Friday, April 15, 2016
9:00 A.M.

PRESENT: Jim Gallagher, President; Leroy Kibbel, Vice President, Marcia Drury, Co -Treasurer; Jim Petrucci, Co-Treasurer; Frances Vancer, Secretary; and Kim Ueding for Management.

With the Proof of Notice of the meeting presented and a quorum being present, the meeting was called to order at 9:00 A.M.

Motion made by Jim Petrucci to accept the minutes of the organizational meeting as presented. Motion seconded by Leroy Kibbel. Motion carried unanimously.

President's Report – Jim Gallagher reported the following:

- Paradise Vent Cleaning did 60 units and not 62 units.
- Jacques Ouellete spent 5 hours replacing carpeting that had ripped and the Board wants it noted in the minutes we appreciate all his work.
- Need to consider adding replacement of the carpeting on the stairs and landing when we paint the buildings. And the Board is interested in looking into other things rather than carpeting. Make sure the designer for Sherwin Williams considers this also.
- The directory should be sent to all Board members for last look before going to owners.
- Landscaping – all owners need to be made aware that landscaping on common property is responsibility of the Association, not individuals.
- Maintenance Committee – Should one be formed? Motion made by Jim Petrucci to create a committee. Seconded by Frances Vancer. There was a brief discussion. Vote 0 yes 5 no. Motion fails.

Treasurer Report –

- Needed to get signature for Cadence Bank for the repayment of the line of credit; which was used for the insurance, can be taken out automatically.
- Error in Financials, \$1041.00 for repair of Flat roof was taken out of tile roof reserves instead of Flat garage roofs.
- Kim to follow up on collection process that is used for Golf Green and report to the Board.

Committee Reports

Landscape Committee – Carol Crane was unable to attend the meeting but sent in a report to be distributed. Please see attached.

New Business

1. **Insurance Drywall** – per the state of Florida the association is responsible for drywall repairs in units.
2. **Handyman plans** – There was a discussion on the advantage of having a handyman on property 4 hours a week. He would be able to do minor repairs in that timeframe and also start doing the general cleaning that we have been discussing, particularly in the hallways instead of having someone come in quarterly to do pressure clean.
3. **Financial Committee** – Motion made by Jim Gallagher to approve Marie Beckstrom, Chris Curtis and Denny Purhman as the Finance Committee. Motion seconded by Frances Vancer. Motion carried unanimously.

Unfinished Business

1. **Financial Policy** – Motion made by Leroy Kibbel to approve the financial policy as presented. Motion seconded by Jim Gallagher. Motion carried unanimously.
2. **Roof Cleaning Bids** – There was a long discussion about the bids that we had received and the difference in prices and warranty. Motion made by Frances Vancer to accept Colonial Roofing's bid to clean the roofs at the cost of \$11,195.00. Motion seconded by Leroy Kibbel. Motion carried unanimously. Management to get the project scheduled ASAP and report to Board of Directors as well as send out e-blast to all owners.
3. **Discussion on Management** – It was discussed that management's 90-day trial time frame will be up in May. There was supposed to be a reduction in management fees till this 90-day trial time frame was up. There was a long discussion on issues with management and the best way to handle issues.

There was a discussion on what projects should be worked on this summer. They include: roof cleaning, hallway cleaning, lighting for hallways, tree person, building and walkway painting.

Next regular Board of Directors meeting October 21, 2016 9:00 A.M.

Adjournment – Motion made to adjourn the meeting by Jim Petrucci. Seconded by Leroy Kibbel. Motion carried. Meeting adjourned at 11:00.

Respectfully submitted

Kim Ueding, Managing Agent
Golf Green Condominium Association