

Trails End Villas COA, Inc.
Board Meeting Minutes
Thursday August 14, 2014
Location: On-Site Clubhouse 6:00pm
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Approved

1) Call to order and confirm quorum of board members

Meeting was called to order at 6:10pm with Nancy McCartney, Dianne Laubert, Bonnie Brunelle, Connie Stowe, Mary Athey and Dan Livarchik present. Quorum obtained.

Cady Jamason from Sea Breeze CMS was also present.

2) Approve minutes of prior board meeting

Board read prior meeting minutes as of June 12, 2014. Dianne motioned to approve, seconded by Bonnie and passed unanimously.

3) Treasurer's Report:

Reports read by Board as of July 31, 2014. Nancy motioned to approve seconded by Mary and passed unanimously.

Rose 821-21 Nancy motioned for Jennifer Cuhna to send a rent demand letter seconded by Dianne and passed unanimously

Prodigy 747-4 Dan motioned to wait until they close to try and collect monies owed seconded by Dianne and passed unanimously. Mary proposed for the Board to pre approve amounts Sea Breeze can accept to expedite the process.

Nancy motioned to approve the counter offer if it equals the amount owed in assessments and attorney fees seconded by Mary and passed unanimously.

Board called Jennifer Cuhna who informed them that Prodigy mentioned offering \$11,000.00, Jenifer Cuhna confirmed that amount equals assessments and attorney fees Board motioned to approved the \$11,000.00 and passed unanimously.

Protting 693-16 is currently going through the foreclosure process. Trails End Villas may get title.

Board called Jenifer Cuhna phone conversation lasted 14 minutes and 28 seconds

4) Manager's Report:

City traffic light- Property Manager updated the Board on what the City said we will wait until further information is received to see how it will affect Trails End Villas.

Leaf covering- Dianne dropped off the information in the managers box, Property

Manager did not receive. Dianne will look for it again and drop off in Managers Box.

Strokes plumbing proposal- Nancy motioned to repair each unit as needed seconded by Dianne and passed unanimously.

Dumpster- Dianne called in June she has photos from different days showing the amount of standing water and she will continue working with the city to get this fixed.

Dumpster Fence-Get a bid from Bull Dog Fence to move down 3 spaces or re-build 3 spaces down.

Clean-outs- Dianne spoke with her Dad he will stop by the office to look at the site plans and see if the clean-outs are noted.

Call AT&T do they do anything about the trimming the trees off the phone lines.

5) New and Unfinished Business

Board motioned to increase Fidelity Bond Coverage from \$200,000.00 to \$300,000.00 increasing the premium by \$38.34.

Nancy motioned to remove the interview requirement from the rules and regulations seconded by Connie and passed unanimously.

6) Next meeting date motion to adjourn

There being no further business Dianne motioned to adjourn at 8:20 pm, seconded by Nancy and passed unanimously.

The next Meeting will be held October 9, 2014

Minutes prepared by Property Manager Cady Jamason