

Embassy Park

Board of Directors Meeting Minutes

September 19, 2016

Meeting called to order at 7:02 by Amy Spiegelman.

Roll call: Amy Spiegelman, Jack McDonald, Margaret Streeter, Sue Bailey, Phil Yorston, Jon Ward, Erin Paige, and from CMC , Scot Gerrish, LCAM

The minutes from the last Board Meeting were reviewed and placed on hold until the motion of the matter of the Homeowners truck approval can be properly added to the minutes.

No Treasurers report. The Treasurer, Darlene, was not at the meeting nor did she submit a report.

Landscaping: There was a request from Jamestown about trimming a tree that is hanging over the property. The decision was that Jamestown has the legal right to trim the tree in question with no action required by Embassy Park. Phil motioned to take no action to resolve the matter with the tree as requested by Jamestown. The motion was seconded by Jack, motion passed 6 to 0. Amy will call Jamestown and advise.

Pool: No issues as reported by Amy.

Maintenance: Issue with a goose neck service line to building #3. The goose neck contains all the electrical service to the building for all 4 units. The owner is requesting that the cost be shared with the Association. The cost would be \$800 per unit to pay in equal parts by the four for the replacement. The Attorney's opinion is that this is a direct cost to the four units within this building and not a cost to share commonly with the whole community. Phil motioned to follow the Attorney's recommendation and that the four units within this building shall pay for the needed replacement equally. Sue seconded the motion and the motion passed 6 to 0.

Dumpster replacement by the City they have replaced 7 of the 11 dumpster at this point. The City will install additional dumpsters which will equal 10 total with one old remaining dumpster that the City feels is not required replacement at this time. Phil added that we are still considered grandfathered from the requirement to use recycling containers, by the City. Phil said that the City should install stops to prevent the gates from self-closing while the trash truck is emptying the trash containers. CMC was requested to get the gates adjusted and to install anchors to hold the gates both open and closed. Phil motioned to have CMC move forward to secure prices for the installation of anchors to each dumpster gate. Sue seconded the motion and the motion passed 6 to 0.

Wooden gate repairs at each unit has started at 804 and 808. The contractor will evaluate each gate and fence and adjust accordingly and bill each unit owner for repairs only if they require new locks.

Screening: There are currently two units being reviewed. Recently one has rented for \$1,500 a month.

The issue to the requirement to retro fit the building with fire sprinklers was reviewed. Phil motioned to opt out with a legal vote of the Membership to not install the fire sprinkler systems. Motion was seconded by Jack and passed 6 to 0. Amy will contact the Attorney.

The seal coating project by Tony Stevens was reviewed. The project has been placed on hold due to rain in the forecast. There were concerns raised about the amount of cracks that have not been sealed in the process. CMC is to schedule a meeting with the contractor for the review of the concern. Amy address the problem with the asphalt in a number of areas that should be replaced. Most of the areas are directly in front of the dumpsters.

Maggie is posting updates to the website. She will post the minutes as they are approved.

Trees in the FP&L line: John of CMC has called FP&L and scheduled the needed trimming with them. There is a code violation for the improper trimming of the trees. The Association is hoping for a slap on the wrist and may have no fine. Phil has spoken to the Code Official. They have informed Phil that there is a tree that will require replacement at the 200 building and the main issue is the recent hat racking of the trees in the community. There will be a hearing in which the association can attend. They will suggest that we secure an arborist the next time we prune. The Board is requesting that John from CMC get a price to replace the tree at the 200 building.

Violations: The people that have installed the sail awnings have not removed them at this time. There are issues with tree violations within the patio areas that the owners are responsible for the trimming. John of CMC to inspect.

Parking stop numbering: Some unit owners would like their unit number on the car stop and others would like for this information to remain private so that no one knows when they are not home based upon the parking stops. The remaining people would like a non-descript number system. Sue motion that we go with Amy's non-descript number system. Maggie seconded the motion and the motion passed 5 to 1 with Phil voting no.

Amy made a motion to appoint Erin Paige to the Board. Sue seconded the motion and the motion passed 6 to 0. Amy motioned to appoint Maggie as Vice President and was seconded by Phil. The motion passed 7 to 0.

Owner's comments:

Owner 509 was concerned that we paid the amount of the trimming of the trees and the ending result was a code violation from the City for not trimming properly. We are now at \$1,500 a quarter for assessments and she was concerned about the proper use of association money. Phil said that to use an arborist would have cost three times the amount.

Unit 509 owner said either she or the tenant will pay for the repairs to the exit gate.

Unit 804 wanted to know if the trash company is responsible for closing the gates at the dumpsters. She stated the gates are hard to close. Phil said with the recent cutbacks that they may not be responsible.

Unit 709 complained about the smell in the water system. Amy asked if it was the well water or city water. The owner said the city water. No one was aware of the smell. Amy suggested that she contact the city.

Sue motioned to adjourn at 8:45 and was seconded by Amy. The motion passed 7 to 0