

Attended: Alex Novack, PM, Kelly, Dave, and Jen

Absent: Kim

Alex went over the Manager's Report and Balance Sheets

Violations:

Letter needs to be sent to the tenant and landlord of 1813B to repair the holes put in the wall by the current tenant for an unauthorized security camera. They need to repair the holes in the masonry as well as repaint in proper color, at their expense, and no later than Sept 1, or it will be repaired by the HOA and billed to the landlord.

Letter needs to be sent to the tenant and landlord of 2941D in regards to the second person living in the unit, that has not been vetted by AmeriTech and an interview with the HOA. (Alex is looking into who is exactly on the original background check.

Open Real Estate:

1817A, 2945B, 2935C, 2931A, and 1811C 2943B is pending

New Business:

Walk around notes: IMMEDIATE ACTION ON 1817 and 1815 due to wide gaps and warped wood on the rooflines. 1813 A/B side (APPROVED) new pole for patio

Painting of poles and window trim around 2933B upper window

Termite Tenting of 2935

Quotes for tree options to replace removed trees

Tree trimming (Alex has notes of which buildings)

Getting AT Maintenance to come and clear the branches off the roof of 2937A

Alex is going to speak to the county in regards to seeing if drainage pipes can be placed under the the sidewalks that were put in several years ago to drain water from 2943 and 2933. Alex is looking into grading the area outside of 2931 to flow towards the hedge line and into the drainage.

A drainage pipe will be installed outside 1815 so that water will not collect at the end of the stairs to the D unit

Repaint the upper trim to most of the Buildings

Alex has been requested by the BOD to get quotes for services before the Budget Meeting set for Sept 10

Membership has approved Alex to look into replacing the remaining mailboxes to match the new ones , I forwarded the name of the company that was used last time

Membership that was present decided that they would like the BOD to move forward with taking the funds from Paving, Roofing, and Painting, and getting the four remaining roofs replaced. Everyone was in agreement. Alex is going to look at the payment plans and get a start date

UPDATES ON NEW RULES AND REGULATIONS

VANS WAS REMOVED FROM THE DOCUMENT (A MINIVAN WILL BE CONSIDERED AN SUV)

NEEDS TO BE ADDED:

IF A RESIDENT CHOSSES TO REPLACE THEIR GARDEN IN FRONT OF THEIR UNIT, THEY MUST GET APPROVAL THRU THE BOARD VIA ALTERATION APPLICATION. IF THERE ARE IRRIGATION LINES IN THEIR GARDEN THEY HAVE TWO OPTIONS: 1) diy AND BECOME FULLY RESPONSIBLE THAT ANY DAMAGE DONE TO THOSE LINE WILL BE REPAIRED AT THE OWNERS EXPENSE OR 2)HAVE A PROFESSIONAL PUT IN THE GARDEN.

A RESIDENT HAS THE RIGHT TO HAVE AN UNAUTHORIZED CAR TOWED FROM THEIR DRIVEWAY IF THEY DO NOT KNOW WHO THE CAR BELONGS TO, OR HAS NOT GIVEN PRIOR WRITTEN PERMISSION FOR THEIR DRIVEWAY TO BE USED BY ANOTHER PERSON.

ANY NEW PERSON(S) THAT ARE MOVED INTO A RESIDENT, EVEN RELATIVES, MUST HAVE A FIRST TIME BACKGROUND CHECK AT \$150. IF THAT PERSON MOVES OUT AND BACK IN, THEN IT MUST BE REPORTED TO AMERITECH AND THE BOD, FOR AN INTERVIEW AT NO CHARGE.

David M Palermiti

EWS 6 BOD