

GREENVIEW VILLAS CONDOMINIUM 1 ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday - March 17, 2021 - 10:00 AM

A quorum was established with Alan Olson and Chuck Schaaff present. Laurel Bieber was absent due to a family event. Sue Marino from Monarch Association Management was also present. The meeting was called to order at 10:00 AM.

Minutes of February 11, 2021.

Motion by Chuck to approve the minutes of February 11, 2021, second by Alan
The motion was unanimously approved.

Treasurer's Report: Chuck provided the Treasurer's report and informed attendees that as of February 28 the Association has \$56,760.56 in assets that include \$13,804.31 in checking and \$41,407.48 in the Reserve Money Market account. Delinquent accounts were discussed and the Treasurer's Report has been filed.

End of the Year 2020 Financial Statement is available and will be emailed to all owners or hard copy is available upon request.

President's Report:

There was no President's Report at this time.

Old Business – To include updates from Manager's Report:

- a. Garage Ceiling Replacement Update – Work is not yet complete.
- b. Pressure Cleaning – The job is complete.
- c. Replacement of Deteriorated Railroad Ties – Scheduled for Friday – 3/19 /21.
- d. Repair of Water Damage – John with Precise Lawn Care provided estimate of \$500 materials to remedy the erosion issues behind Units 1109 through 1145. Following discussion:

Motion by Alan to approve the proposal submitted by Precise Lawn Care, in the amount of \$500, second by Chuck. The motion was unanimously approved.

- e. Water Bill Increase – Waiting to compare when new billing received.
- f. Hose Bib Repairs– Friend's scheduled to be done Wednesday PM or Thursday AM.
- g. Document Revision – Laurel has volunteered to Chair that task. – Tabled
- h. Invoice details for work done at Lane's unit (1021-A) – Sue will provide at next meeting.
- i. Rodent Inspection Update – Sue has been unable to make contact with Steve White (Truly Nolen Pest Control). She will try once again, if still cannot make connection will contact another company.

New Business:

- a. Revised pricing to complete additional gutters. – The Gutter Man of Tampa Bay provided proposal to finish gutters on the buildings (\$6,332). For consideration at the next meeting, the Board would like quote for putting gutters on all garages.
- b. Set Date for Pre-story season tree trimming. – Sue will contact Dave Swingle and coordinate a date to meet at 10:15 AM with Alan.

Questions/Comments:

Being no further business:

Alan motioned to adjourn, second by Chuck. The meeting adjourned at 10:59 PM.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

THESE MINUTES HAVE BEEN APPROVED