

Martha's Landing Board Meeting

Minutes for October 22, 2014
By Carla DeRosier (Board Secretary)

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****Next Board Meeting set for November 5, 2014 at 6:30pm as we need to review reserve study to coincide with setting the 2015 budget.****

All Homeowners will be invited to the December 6th Budget Ratification Meeting@ 10:00am; it is imperative all ML homeowners or proxies attend this annual meeting, please plan to attend!

Chimney inspection/service estimate in process but approximately \$2,500.00 for whole campus, waiting on another estimate before making a final decision on getting this done asap since it was last done in 2012. This should be done every other year.

Dryer Vents also require annual cleaning which was brought to the Boards attention and will be reviewed. We have one estimate from Chimney Masters for both the chimney's and dryer vents but will get another estimate on this to be done also and the Board will review and make a decision to get this completed asap as well.

E bldg. units 202, 207, 102 and 107 the authorized and approved for McLeod to complete repairs and plumbing. (Homeowners can request information/documentation from Property Manager Tom Gish Jr)

E bldg. water damage/plumbing repair has cost a lot of extra money unexpectedly. The losses and repairs cost over \$40k which some of that amount was originally slated for re-plumbing 8 more units. There is light at the end of the tunnel with only 20 more units to complete the entire campus. We must get this done as soon as possible due to the inclement weather heading into Fall and Winter. Thankfully it is forecasted to be another mild Winter but that does remain to be seen.

We have ended up on a very high deductible insurance plan on the campus due to all the water loss but we would need to make it 3 years without water damage/loss to get back on a regular commercial insurance policy with a more reasonable deductible per occurrence. Please do your best in the units still left to re-plumb (as shown on the agenda) to alert the property management as soon as you see any indications there may be water leaking. ****Important; the sooner we catch any possible break or damage the less it may cost to repair**** Also the inconvenience to the displaced unit residents is tough when it can take several weeks to months to complete all repairs so it is imperative to be on the lookout for any indications there may be a problem.

Clubhouse poolroom HVAC and filters. Kai will review all systems and check all filters to maintain efficiency.

Clubhouse cleaning; The Board decided that the cleaning being done is insufficient, it has been noted for almost a year that disinfecting and better overall cleanliness is needed. Effective 1-1-2015 we will have a 90 day trial period for deep cleaning to be done 1 or 2 times each month in addition to what is already being done by Paul R. Peter Muna and Carla DeRosier will take over the deep cleaning while Paul R. still does the quick maintenance/cleaning ie: dump garbages, reload TP rolls, light dusting, vacuuming. This subject will be continuously addressed until the Board and owners/tenants are satisfied with the level of clean achieved.

Martha's Landing Condominium Association
Meeting Agenda
October 22, 2014

Old Business:

McLeod work on E building status, work is substantially done, email sent to board previously.

New Business:

Financials Reviewed,

Reserve information to date reviewed, set next meeting early in November for Budget review and reserve study review.

Formally approve E building estimate for plumbing supply.

Chimney inspection estimate.

Delinquencies Reviewed

Plumbing to be completed: A Bldg (8): 102, 103, 106, 107, 202, 203, 206, 207
D Bldg (4): 103, 106, 203, 206
G Bldg (8): 101, 102, 103, 104, 201, 202, 203, 204

Any other business

Adjourn