

Martha's Landing Condo Board Meeting

Minutes for September 17, 2016

Old Business:

Check list of items in process or set to begin:

Painting of Buildings A, G, B, Carports, Mailbox stand, Clubhouse

Deck repairs of above listed buildings

New fence North property line, replaced, will be weather treated clear coat or stain/sealant next Spring 2017

New landscaping company began August 1, 2016 ongoing, fresh bark was blown in, some trees are being discussed as to whether they will have haircuts or be removed

Clubhouse timers for lights were completed, now the key fob entries are being wired up (early to mid October). Key Fob distribution will be communicated shortly

New Business:

Owner Request for compensation- Denied by the Board

Approved last meeting minutes

Financials reviewed and approved

Delinquencies

Discussion topics: For owners trying to sell their units who need to post For Sale signs or realtor signs, you may not stake signs on the campus but the Board is discussing putting up one post w/multiple flyer boxes for owners to use.

Other Information:

Vendor on campus has found sprinkler system failures all around campus that is being addressed

Downspouts on all buildings which will need to be flushed/cleaned and possibly have gutter scuffers installed. There are at least 10 areas around buildings on campus that need immediate attention. Please report cascading water from gutters in downpours or standing water around buildings. We will have some tree trimming done ASAP.

G102 kitchen counter top costs were awarded due to damage done by plumbers when the unit was empty.

A206 tenant requests a 12 month lease option, the Board is discussing further, fair market rents being reviewed as well.

Tanning bed room still has baseboard water damage/repair needed.

****Thursday October 13, No Parking signs were posted on the abandoned house/property where lots of MLC residents have been parking for years. This is not our property however, there is a new owner who has warned your cars etc. will be towed****

Next Board Meeting will also be the annual Budget Ratification meeting and was scheduled for November 5, 2016 at 10:00am. THIS MAY HAVE TO BE RESCHEDULED, PLEASE WATCH FOR AN ANNOUNCEMENT. ☺

>>>PLEASE DO NOT PARK IN THE FIRELANES OR IN ANYONE ELSE'S ASSIGNED SPOTS WITHOUT PRIOR CONSENT AND APPROVAL<<<