

Martha's Landing Board Meeting Minutes from

April 26, 2014

Owners of C103 complain that the dumpster lid slams loudly all times of the day and night outside their unit's bedroom windows. They work and need to rest in the evenings and the Board was tasked with coming up with some options to resolve this noise complaint. Here are the current suggestions:

- 1) move the dumpsters to another location—a condo unit owner with 2 side by side parking stalls have been volunteered to swap the dumpsters to parking.
- 2) Tom will contact the garbage company to see if we can have a side/slider door container to the lid on top is not needed unless large items need to put in the top.
- 3) Post signs to request courtesy when dumping the garbage or recycle to not let the lids slam/general courtesy plea for the unlucky owners/inhabitants with units up against the dumpsters.
- 4) sound barrier type fencing/enclosure

Jane's unit has large tree roots shifting and uprooting the cement patio foundation/slab and slider door effected also. Tom will investigate. Sent the Board photo's and bids.

F bldg.- tree removal estimate at \$620.00

Tom needed signatures on taxes.

Complaint about the E bldg. resident who uses his pickup truck for scrap metal recycling which is an eyesore and oil leaks in the parking lot. It should be covered, front end in parking only so exhaust fumes are not going into the units nearby. Notice will be sent to ask that our parking lot not be used as a scrapper staging area for his business, this is against campus rules.

Dog poo and the signs with poo bag dispensers have been ordered, still waiting to receive them. We will have 4 and suggest the main grassy areas, one on or around the playground area.

We are still working to resolve Michael Sheinine's complaints about roof leakage, and get enough bids to choose wisely from. \$2,600.00 is in now. We need to choose a color to go with. This will include repair to 2 breezeways one in the C bldg. and the other in E bldg..

Jon's deck in the E bldg. has 'danger' tape across it. We found out that his deck is too unstable and needs to be rebuilt due to a complaint and urgency from the unit owner below who is in the process of selling her unit. This could be a difficult issue if we do not comply and get the work done asap. None of us would like to lose the sale of our units because of disrepair. Tom will obtain two quotes for the Board to choose from.

The Yoga room mirror that is broken and sharp will be replaced.

Kai Chinn is working his way through the building's roof cleaning project and is close to completing this task. Our insurance company is requesting a complete date on this required project.

Kai is also going to update Board members and Tom Gish Jr on the progress of the hot tub and pool and how communication is going with Aquaquip since we have had quite a bit of difficulty deciphering whose duties are whose and who is getting paid for services they are not accurately providing. We have had a lot of complaints about the closing of the facilities for so much of the time which is unacceptable for those who pay their dues.

Financials were discussed at length as well as delinquencies which are at 16% as of today. We are shooting for 10% and slowly making our way there. Four (4) units show trustee sale dates which may mean some sort of \$\$ may make it to us for use on all the expenses we have.

We show A202, A207, E101 and F208 are in foreclosures.

Next Board Meeting is May 21, 2014 at 6:00pm. Peter posted signs to announce this and we are working on coordinating much better communication to all campus dwellers and homeowners.