

Martha's Landing Board Meeting Minutes

May 21, 2014 6:00pm

The Board chose 'charcoal' as the color of the roofing material for the repair to the C and E buildings. First Choice bid is \$2,630.00 plus tax for 30 year laminate shingle. The Board approved and are in hopes this work can proceed within the next two weeks.

Roof & gutter cleaning by Kai Chinn/Sparkle Plus has been completed and our insurance company notified and satisfied.

Pet waste stations/dispenser for waste poo bags have been installed around campus. Let us know if you think they need to be moved at all. Please tell us where they are and where you feel they could be of more benefit for use.

Asphalt repairs have been completed; one area is the walkway and parking area just above the cabana on the driveway.

Tom speculated that there may be a total of 4 tree's that need to be removed due to uprooting foundation mostly in the playground area between F and C buildings. After the Board did a walkabout to investigate it was determined that only 3 tree's will be slated for removal within the next coming weeks.

The new website at www.marthaslanding.com is getting set up and will be available soon for all owners to register for login. Kathie K. will keep us updated as to its progress.

Unit owners of C103 brought up the noise issues with the dumpsters outside their bedroom windows again since it has not yet been remedied. There were 3 suggested ideas to remedy: 1) see if we can have a different receptacle delivered that has the side/slider doors so people don't have to lift a heavy lid or let is slam shut. 2) move the dumpsters to another location away from any unit. (one of the C bldg. residents (C203) has offered their two parking spots to move the dumpsters to).

B206 deck railing is squishy and wet. We have an estimated 44 decks that need repair or replacement. Funding for this is in the distant future.

We are trying to reduce delinquencies of 14 units on campus so we can recoup monies for reserves and projects the campus needs done such as the completion of the re-plumbing etc. And so we can qualify possibly for a future loan to fund the necessary repairs suggested on the Reserve Study.

It was noted that a black Chevy Cavalier has been sitting in Guest Parking for quite some time and has expired tabs from 5-2013. Lic plate: 084 UMA, Tom will call local police department to see if it is a stolen and abandoned vehicle. It will be towed.

The Board voted to move forward with the money we have in our account and re-plumb a block of 4 more units. Tom will schedule G101, 102, 201 and 202 with Pipeline Plumbing soon. (Pipeline is under new leadership and a new name but same employees as have done all the previous re-plumbing work). Pipeline has advised they no longer handle the sheetrock repair post re-plumb so Tom will be seeking bids from several companies to give us options to go with for that task.

Our Board Treasurer, Jane, is due with a baby boy on or around June 22, 2014. Best wishes for a happy and speedy delivery Jane!

Next Board Meeting is scheduled for June 18th, 2014 at 6:30pm in the cabana. Any homeowners or tenants who wish to attend are very welcome, just come on in! ☺