

Walden Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, May 17, 2018 7:00 pm
WALDEN COURT HOUSE

1. Call to order at 7 pm by President Carol Loring.
2. Quorum: Found established. Present: Carol Loring, Bob Elizumson, Bob Tamura (on phone), and Amber Bell (manager). Absent: (for water)
3. Unanimously approved minutes of previous Board meetings:
 - April 19, 2018 board meeting.
 - May 1, 2018 board workshop.
4. Amber Bell, manager report:
 - desires 3-page 1st by date given to her. Had these highlights.
 - 2018's average giving \$1,150 legal fees credit.
 - Camel dated Electric for maximum insurance liability was \$11,550
 - 4/23/18 Environmental Technician 2018 report being re-examined. Is still 1.4 for 1.0 standard
 - 4/26/18 K building roofline by chimney repaired by Imoveco Roofing
 - 4/26/18 Invoice to reimburse 409,55,076.48 from reserves to be verified established
 - 4/26/18 Invoice for structural work on 11-518.
 - 4/26/18 request by 611 for the M&M of all elements of garden spray. Provided to owner and board
 - 5/17/18 electricians working on pool house scale fan
 - wind mitigation report for building submitted on request
 - 5/22/18 report of bare wire on south end of pool. Risk a man with a red and white neon flame in pool — letter sent out
 - second call to Waco on 5/23/18 and it is scheduled to 2 days week (Mondays & Fridays) for May thru October
 - 5/23/18 Health Inspector came for pool. Passed all state and local building regulations to be done after pool project completed
 - 5/23/18 pool water filtration posted by pool
5. Committee Reports (latest posted on website)
 - Buildings (Bob Elizumson)
 - Get termite damage reported & take in of various 512-10. Walk and soil logs to be ordered up to assess damage with cost estimated at \$2,875.
 - pool replacement for unit of condo 529
 - 4570 street signs require repair
 - with painting 10/1 October still planned. Juan Gonzalez (owner of 406) is reluctant to experience. Her employer PFG is painting company to be responsible in insure quality of work.
 - Finance
 - Carl - 1 month - January resigned from the Finance Committee and will be replaced by Job Verma. unanimously approved
 - J.P. Schmitt - per to date, we are \$17,361.00 in red. In line term for equity expense plus year \$4,797.00 a surplus. In perfect normal, within budget as planned. We are currently plus \$3,075 in special assessment payments

7. Sanitation/Health Findings

Phone Bank — June books still available at 5176 and from Carol Lowrey and T. Nigg
Pool (Diane Martin report read aloud) — **Pool** — with winter residents leaving left. Pool
colder keeping temperature at 86 degrees. Room inspection by Phoebe County Health Dept
as section 5147. Trucks since all in order pending the corrected pool chemical stub (12306)
process to be done in a period of 10 days. Report sent to Arman Leeb, WDCA Region,
and pool maintenance company Audio Pools.

Remediate at Klesha — Carol asked for additional volunteers to take minutes at monthly
board meetings.

General — 17 Seaside is to be sold at auction with Take Theover at City of U.S. Mattie is separating
the small two sets. We are being charged \$30 for the loss of 24 x 36 steel helter for the high
pole and are close to agreement on refund amount for the dirt. We are also dry, 16 in one
load of dirt and good weather to pour the remaining 2000 ft.

Workshop projects

4. Volunteer Groups Report

Crime Watch (Carol Lowrey) — If you see something suspicious, please call to police
immediately. Monitor at 5176 perimeter east side of grounds and did not appear to be
residents. Photo taken and submitted by email to US Office: John Ulrich for no further police
in file.

Social Activities Group (Tina Warner)

Memorial Day, Monday, May 28, get together to honor our veterans will be
held in clubhouse. Bring appetizers and your beverage. Do your to bring donations
which will be directed to Veterans Associations.

5. The Official Business

demolition to expose new inside edge in 5176 building.

Inter Road Light up — second bid from L&S Electric for \$8,500 for house existing
poles and fixtures. Waiting for 2nd contractor to prepare to use in new location. If go out enough
light.

Paint project — bid is set — to be installed May 24, May 25th with temporary sprinkler
being wing May 25th.

new deck painting — delayed until after paint project completion.

pool chemical stabilization — 48 days until after paint project complete, required by
inspector.

short walk changes —

change expense with WS (D&T) — agreement in weeks.

will painting in Oct. 2009

delivered for expenses — new extension board — delayed past suggestion, post and chain
suggested in early file, to June or July agenda.

6. New Business

building repairs by HomeWorks of Holiday — \$7,897 and \$2,200 used for \$10,000
Mention for \$10 approved.

Median for 663 acre lot — windows approved.

Median for part 31700 — for lot Augustine and approved for ground repair behind Building
deck; electrical work as part of paint project.

8. Announcements

Monday, Aug. 31 - June — Budget 2009 Planning meeting at 9:00 AM

If Adjourn at 10:00

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from draft #1 by Bernadette Monaghan — May 24th

draft #2 after editing by Carol Lovejoy — June 20

draft #3 after more editing by C. Lovejoy, Bob T, Bob H, and Pat A



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