

Laurel Hollow Condominium Association, Inc.
Board of Directors meeting
October 15, 2019, Cabana, 2:00pm.

Attended by: Onsite: Brian Cremin, Marcia Auth, Don Parsons and Lori Lettinga attended a portion of the meeting in person. Ben Sprunger attended a portion via phone. James Ro from Sunvast was present

The meeting was called to order by Don Parsons at 2:00m.

A motion to waive the reading of September minutes was made by Don and seconded by Marcia. The motion was unanimously approved.

Treasurers' report

Brian presented September 2019 financials. Brian is working on budget and reserve study. Finance meeting in November.

President's Report –

- Negotiating with Blooming shrubbery replacement for round 2 and timing of replacement.
- Need more pool committee member. Lori is only one at this time.
- Researching and reviewing lease regulation
- Need new cabana committee head

Reports of Committees

A. Don Parsons – None

B. Brian Cremin – Reserve Study: pending

C. Lorie Lettinga: Pool and Spruce Up Committee – Bug problem at the pool and has to turn off the light. Chair restrap vs replacement. Please clean lamp post. Need volunteer to paint the handicapped area. Laurie Yurkovic will join Lorie on Pool Committee.

D. Chris Allen – Lake Update: October Lake Report Forwarded.

E. Tom Auth – Cabana committee: Utility closet was painted by Melanie Fitzsimmons and Marcia Auth. Made first pass at cleaning the garage. Organized holiday decoration. Light at entry to passenger door of garage has been replaced. Life line attached to the two pool life rings. Two clocks replaced. Replaced rotted grill cover on gas grill.

- a. Brian made a motion to install wire shelves in the Men's bathroom to store holiday decorations and get them off the floor, up to \$500. Don seconded. Motion passed unanimously.

F. Mike Torina: –

- a. Gates and Fence Replacement: New fencing has been replaced.
- b. Discussing about the sign. Marcia made a motion to remove the signs at the gates. Seconded by Brian. We will determine what new signs will add. Motion passed unanimously.

G. Nancy DeForge – Garden Committee: Front entrance beautification plan is set.

H. Joyce Fairchild – Party Fiesta, Oct 16. Dog Parade, Oct 30

I. Unfinished Business

- a. Update on Record Keeping – Marcia Auth gave update on record keeping
- b. Guidelines for Pavers – Marcia Auth, Jeff Bench, Vita Cremin, Joice Fairchild, Melanie Fitzsimmons: Board discussed the paver guideline

Driveway Finishes: Concrete or pavers, Paver Requirements

1. Materials: Concrete, Clay or Travertine
2. Size: 8" x 4" and 4" x 4" for herringbone pattern. 9" x 6" and 6" x 6" for the i-pattern. Pavers to be at least 2 3/8" thick
3. Color: 2 or 3 colors that are complementary to LH Architectural Standards and/or best match our roof tiles
4. Patterns: 90 degree Herringbone or i-Pattern.
5. New walkway and new driveway condition: Pavers to be the same material, color and design.
6. Existing paver walkway: To the extent possible while using required
7. Installation by a pre-approved well-established professional that meets industry standards, including a base stabilization grid material and polymeric sand in the joints to prevent weed growth
8. Maintenance – Seal pavers, sweep regularly, manage weeds all season, clean stains immediately, replace broken pavers, re-level if necessary.

Don will have a separate ad-hoc meeting for paver. November 12, 4pm. Acceptable Paver Color to be decided after Ad Hoc.

c. Maintenance Items – Laurel Hollow

- Trim and elevate large oak tree overhanging the cabana roof. Remove a small guava tree that has fallen over into the lake. – Jerry Fitzsimmons with Larry Covellone. Native Stump completed trimming, but will be asked to trim more branches over cabana roof.
- Fix the cracks in the outdoor shower and NE wall of the cabana near the shower - Larry Covellone completed task
- Preserve Maintenance – Quote Review – James Ro will get one more quote
- Vinyl Fence Cleaning – Quote Review James Ro, Brian made a motion to accept Fleet Kleen. Outside fence. \$925. Marcia seconded. Motion passed.

- Paint Storage Closet – Melanie Fitzsimmons and Marcia Auth – Job Complete
- Fill the large openings with riprap in select areas at the bottom of the Roberts Road fence. - Don Parsons getting quote from Bloomings
- Contact owners along the Laurel Road fence-line to clean growth encroaching and overhanging the fence - Marcia Auth to send email.
- Clean out the garage - Tom Auth, Gardening Committee, Larry Covellone - Completed
- Landscape the east side of the Laurel Road entrance – Nancy DeForge – Plan established.
- Pressure wash the sidewalks at the entrances. – Lorie Lettinga completed.

J. New Business – The board is updating 2020 Edition of Rules Regulations and Standards - Don Parsons & Marcia.

K. Home Exterior Mod Request Form Approvals needed:

- Paver Driveway – Fitzsimmons: Hold
- Install 20'-30' flag pole and flag in front yard – Conroy, Denied
- Install Water softener- Covellone: Approved
- Replace existing roof over lanai: Approved

Adjournment

Brian made a motion to adjourn the meeting. Don seconded. Motion carried.

Meeting adjourned at 3:50pm.