

Laurel Hollow Condominium Association BOD Meeting November 24, 2020 – Minutes Draft

Meeting conducted via Uber Conference or dial in – The meeting was recorded.

Present: Joice Fairchild, Lorie Lettinga, Earl Ipsaro, Jeffrey Bench, and Jill Harrison were present at roll call. With all five board members being present, a quorum was certified and the meeting was called to order at 4:05pm. The meeting was chaired by Joice Fairchild.

Minutes – The minutes from the October 20, 2020 meeting were adopted as written.

Reports of Officers

President's Report given by Joice Fairchild.

Treasurer's Report for end of October 2020 was given by Earl Ipsaro.

Facilities Manager's Report was given by Jeff Bench. A motion was made by Jeff to purchase a new aerator for the lake. The motion was second by Earl Ipsaro. After brief discussion the motion was passed unanimously.

Secretary's Report was given by Jill Harrison.

Reports of Committees

Artificial Turf – Cindi and Jim Hines presented a detailed proposal for the committee that is comprised of Larry Covellone, Lorie Lettinga, and themselves. It was suggest that artificial turf be introduced into LHCA as an alternative to real grass. A motion was made by Lorie Lettinga to allow artificial turf in our Standards, Regulations. Earl Ipsaro second the motion. After more discussion all approved the motion.

Cabana/Pool/Spruce Up – Lorie Lettinga reported that the fence around the pool was going to be painted.

Security – Jeff Bench provided an update on the intricacies of the security product and installation. A review continues and an Ad Hoc meeting may be scheduled.

Social – Robin Waters requested community support for the upcoming holiday decorating and provided a save the date for a street party on January 23rd.

Unfinished Business

Annual Meeting February 16, 2021 – A motion was made by the secretary to have the meeting at Faith Community Christian Fellowship on Rt. 41, in Osprey, on February 16, 2021 at 4pm. It was seconded by Jeff Bench and all voted for it.

Comcast Cable – Earl Ipsaro indicated that Comcast provided additional information on internet services and that committee members and others are seeking other residential pricing to compare to the bulk commercial pricing Comcast offers. More information will be provided.

COVID19 Testing – Lorie Lettinga reminded the community that plenty of tests are available and need to be used by March.

Modifications – Jill Harrison and Earl Ipsaro presented five home modifications that the board had reviewed in advance to streamline the process. Jill Harrison made a motion to approve all requests and Earl Ipsaro second the motion. Except for one modification that the president and vice-president still had questions about on #307, four requests were passed for #203, #305, #222, and #228 by four board members.

New Business –

Amendments for Annual Meeting Vote – Jill Harrison reviewed the current four items to vote on. Two described are the same two that have previously been on the ballot, on a recurring basis. They have to do with changing the Amendment in the Declaration and the Bylaws from “Not less than 75% of the voting interests in this condominium that are present at a meeting in person or by proxy at which a quorum is present; to two- thirds (2/3) instead of 75%”. The other two

items have to do with parking in the driveway and storage of vehicle in garage, and leasing additions such as no subletting, maximum of six per unit, and total number of six leases within LHCA.

Dog Bark – Jeff Bench and Joice Fairchild introduced the concept of having a space for people and their dogs to gather and those without dogs are welcome. More research will be done by the committee comprised of Jeff Bench, Joice Fairchild, and Bub Phillippe.

Board Meeting Time – The board discussed changing the meeting time based on a number of requests. It was determined that a survey would be developed by Earl Ipsaro on several hot topics the board has been discussing and the secretary would distribute the survey for completion by owners.

The next meeting is scheduled for Tuesday, December 15, 2020 at this point at 4:00 PM.

A motion was made by Jill Harrison to adjourn the meeting and it was seconded by Lorie Lettinga. The remaining board agreed. The meeting was adjourned about 5:21pm.

Documented by: Jill Harrison, LHCA BOD Secretary