

FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING MINUTES
January , 2024

CALL TO ORDER

The meeting was called to order at 6:00 P.M. Board Members present were Orlando Rodriguez, Diana Knopp, Tarah Major and Tamika Hill. The meeting was held in person at the on-site clubhouse and online. Homeowners were present as reflected on the sign-in sheet.

PRESENTATION OF BOARD MEMBERS

All positions remain the same except for Tarah Major who is now both Secretary and Vice President

OPEN FORUM

No questions were asked

APPROVED BETWEEN MEETINGS

Unit 146 Floor Drain Repair by Leo's plumbing for estimated \$1,800 to \$2,200 + \$500 if the water heater needs to be removed/reinstalled.

Hallway Carpets by Dream Home Interiors for \$1412 Avg. per hallway. The worst hallways will be staggered to no more than 2 per month depending on budget.

APPROVAL OF PRIOR MEETING MINUTES

Both the October and November (Annual) meeting minutes were approved as written. Motion by Dianna Knopp, Second from Tarah, passed 4 in favor/0 opposed/0 abstention.

FINANCIALS

The financial statements were reviewed. As of December 31, 2023, the Association had \$57,905.11 in operating and \$286,655.40 in reserve. After all questions were answered the meeting continued.

PRESIDENT'S AND MANAGERS REPORT

Insurance Quotes - The board is still looking for insurance quotes. Brokers do not want to quote until we are 60 days out from renewal (5/1/24).

Emergency Water Leak - In early December we had a major water line break in front of building 5. Break was a 4 inch pipe, 10 feet deep. 5 squares of sidewalk had to be removed and water had to be shut off to all 13 buildings south of Sawyer Way. Arrow plumbing repaired it. Cost \$10,060

Snow Plow Company - DeCarlo Painting was hired to plow snow on streets only @ a threshold of 4 inches or higher. They came on December 9th with very little snow on the ground and billed \$1,220. They were paid and asked not to come back as the board considered it excessive.

They later returned \$600. The Board has asked our current landscaper (equinox landscaping) to plow our streets in the future. His quote was \$450 - \$500 each time.

Building 1 - Entech Engineering has not responded. Board is waiting on them to finalize some tests they want to do and sign off on the paperwork to start work on building 1. If there is no response in 30 days, the board will call Ramjack or another vendor/engineer to complete the plans.

Federal Pacific Panels Replacement - All laundries and the clubhouse are done. Some owners continue to report panel changes. The Board continues to encourage all owners to upgrade the old FP Panels.

Reserve Account Investments - Board has invested roughly \$240K in staggered CD's in ENT Credit Union. ENT has lowered its interest rate to 4.5%. The Board is looking to possibly invest some of its reserve funds in Security Service Credit Union @ 5.2%.

Concrete and Step Repairs - We have 2 new bids for concrete/tep/sidewalk repairs. The Board will decide on one of them to start repairs weather permitting.

Hallways - Hallway carpets in unit 130/230 building 1 and 103/203 building 5 have been replaced. Both Hallways in Building 10 are scheduled for this Friday January the 19th. The Board will continue to change hallway carpets on a case by case basis, budget permitting.

Waste Connections - There were various missed trash pickups in December and early January. If this continues the board will look into alternatives for trash disposal.

Unit 169 Sewer backup - There was a minor backup in unit 169. The Board is considering scheduling 2 additional sewer cleanouts a year besides the 2 scheduled jettings as a preventative measure to maintain building 15 and avoid possible future, costly mitigation.

Board Members - The HOA is currently looking for volunteers to join the board.

UNFINISHED BUSINESS

Building 1

NEW BUSINESS

Short Term Rentals - Changing our bylaws to ban short term rentals was discussed. Board decided to leave as be and revisit the topic as needed in the future.

Parking Policy - Orlando has started a chart to manage the parking permits. The Board hopes to have this up and running in the near future.

Fire Hydrant Certification - Johnson Controls has not replaced the expired hydrants. Board will call and follow up. Tabled

Fall Gutter Cleaning - The Board agreed to do the gutter cleaning in March or April.

Woodpeckers in Building 11 and 12 - Homeowner suggested we do some research @ home depot and Lowe's for woodpecker repellent kits. Tabled

Unit 139 Water intrusion - The homeowner made some improvements to the drainage on the east side of the unit. The Board will call the landscaper for opinions and bids. Otherwise we will wait for the rainy season to see if the situation has improved.

New Investment Accounts - Already discussed

Handyman - The Board agreed to pay Orlando Rodriguez as an independent contractor for his physical labor unrelated to his board duties (Tree trimming, snow plowing, sprinkler repair, etc.) All labor will be documented and reported to the board to maintain no conflict of interest.

HEARING REQUESTS

None.

ADJOURNMENT

With nothing further to discuss the regular meeting was adjourned at 7:32 PM.

EXECUTIVE SESSION

Started 7:34, ended 7:40

Hearings

Collections - As of January 17th, 2024 two homeowner accounts were seriously delinquent. The board agreed to send both accounts to the attorney for collections.

FUTURE MEETINGS

2024 Board meetings are tentatively scheduled for the 3rd Wednesday of every month.

PENDING

Concrete and Step Repairs

These minutes were approved as written by the Five Fountains Condominiums Association Inc. Board of Directors on:

Date

Board of Directors

Signature _____
Title _____