

FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.

BOARD OF DIRECTORS MEETING MINUTES

July 19, 2023

CALL TO ORDER

The meeting was called to order at 6:01 P.M. Board Members present were Orlando Rodriguez, Karen Jessen, Diana Knopp Tarah Major and Tamika Hill. The meeting was held in person at the on-site clubhouse. Homeowners were present as reflected on the sign-in sheet.

OPEN FORUM

APPROVED BETWEEN MEETINGS

Gutter Cleaning Contract. 5 in Favor/0 opposed/0 abstention.

APPROVAL OF PRIOR MEETING MINUTES

The June 21, 2023 meeting minutes were approved with the addition of costs associated with bids and work done. Motion passed 4 in favor/0 opposed/0 abstention. Motion from Diana, Tamika seconds.

FINANCIALS

The financial statements were reviewed. As of June 30, 2023, the Association had \$69,663.10 in operating and \$133,482.58 in reserve, CD \$50,000. After all questions were answered the meeting continued.

MANAGERS REPORT

North East Murray Carport Lights - Fixed

Clubhouse & Pool - Open

Sprinkler Systems - Many still broken, still working on this

Federal Pacific Panels Replacement Update - Good response from community so far. Electricians working daily changing panels.

Portal and Website - Website is underway, it will be solely owned by FFC..

Pacific Premier CD - Will be closed and reinvested in another bank.

UNFINISHED BUSINESS

Building 1 - Will be discussed in next meeting

NEW BUSINESS

Locking Lids for Cleanouts - Update from Mark and Russ - No need to lock the lids. FFC will repair one bad cleanout pipe and make sure all the other lids are tight. Discussion Closed

Unit 139 water intrusion - Update from Russ and Ideas from Jerry - FFC will talk to landscaper to get a bid for regrading.

Extra maintenance sewer cleanouts for various buildings - Updates from Mark and Russ - Not Needed - Closed

Landscaping Committee - No volunteers - closed until next year.

Potholes/Pavement Bids - Board will ask bidders additional questions and decide in an AWOM mid meeting.

Repayment plan for Insurance reserve money used - Not needed - closed

Panels/Insurance update - Discussed in Open Forum. Insurance is up to date on our progress and are satisfied, Board will give them another update mid August 2023

Underpass Suggestions for trucks hitting roof - No suggestions. Subject closed.

Cameras - Bids from Ring and System Links were reviewed for fixing/replacing 2 bad cameras. Board decided to not move forward with either. Closed

Architectural review for Unit 106 Radon Mitigation passing through unit 206. Motion from Diana, Tamika seconds 5 in favor 0 opposed Motion Passed. Approved.

EXECUTIVE SESSION

Hearings
Collections
Management

HEARING REQUESTS

None.

ADJOURNMENT

With nothing further to discuss the meeting was adjourned at 7:17 PM.

FUTURE MEETINGS

The 2023 Board Meetings are tentatively scheduled for the 3rd Wednesday of every month.

PENDING

Pet Policy
Laundry Room Mitigation April 2022

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

Date

Board of Directors

Signature

Title