

**Five Fountains Condominiums Association Inc.**  
**Board of Directors Meeting**  
**Wednesday May 15th, 2024**  
**6:00 PM**

**Location: Five Fountains ClubHouse**  
Please join our meeting from your computer, tablet or smartphone

**Meeting Minutes**

**Orlando Rodriguez** (President 2024) **Tarah Major** (Vice President 2025) **Tamika Hill** (Treasurer 2025) **Diana Knopp** (Member at Large 2024) **Catherine Gonnering** (Secretary 2026)

**CALL TO ORDER 6:02**

**PRESENTATION OF BOARD MEMBERS**

**OPEN FORUM**

**APPROVED BETWEEN MEETINGS**

**APPROVAL OF PRIOR MEETING MINUTES**

Approval of April 2024 BOD meeting minutes- Motion from Cat to approve 2<sup>nd</sup> from Diana, 5 in favor, 0 against, motion passed

**TREASURER'S REPORT**

April 2024 Financials as of 4/30/2024 The HOA had \$138,826.81 in Operating and \$308,380.80 in Reserves. After all questions were asked the meeting continued

**MANAGER'S REPORT**

Building 1 - Building 1 is complete and at the time of the meeting has been paid total was \$68,707

Insurance renewal - Insurance for the HOA has been renewed and paid in full for \$227,250.38 The wind and hail portion was lowered to 5%.

Hallway Painting and Carpets - The HOA is still renovating 2 hallways a month.

Hallway Lighting - The board will discuss in this meeting if changing the hallway lights for new fixtures is viable.

Hallway Coded Locks - The HOA received a report of people sleeping in the hallways, A coded lock was installed in hallway 161/162 (building 13) and the codes were given to the residents, first responders and the board. The HOA will eventually install them on all hallways.

Reserve account investments - Reserve investments yielded \$935.32 for the month of April

Concrete and Step repairs - The Sidewalks in front of building 5 and between buildings 12 and 1 still need to be repaired. Groninger Concrete has been too busy so the board has received an additional quote from CMS and will vote on it in this meeting.

Parking permit report - Tarah and Orlando continue to log the parking permits in a google spreadsheet. The HOA encourages all owners to keep up to date with the parking permits.

Pool opening - The Pool is scheduled to open on May the 27th (Memorial Day). Vendor is Brightwater Pools

Landscapers - The HOA has contracted Equinox Landscaping for the 2024 Season for a total cost of \$17,900

Landscaping committee - The Board continues to encourage the owners to form a landscaping committee.

Fire extinguishers - 14 Expired Extinguishers were bought new @ Costco for \$29.95 each and certified by Acme Fire and Safety for \$12.50 each.

### **UNFINISHED BUSINESS**

Woodpeckers

### **NEW BUSINESS**

Lights in Hallways Proposal.- Motion for Orlando to buy lights. Motion from Cat to approve, 2<sup>nd</sup> from Tarah, 5 in favor, 0 against

Building 5 Sidewalk Replacement Proposal.- Will reach out to CMS with questions on quote and most likely have a vote in between sessions.

### **ADJOURNMENT REGULAR SESSION 7:06**

### **FUTURE MEETINGS**

2024 Meetings are on the third Wednesday of every month.

### **PENDING**

### **EXECUTIVE SESSION**

Hearings  
Collections

### **ADJOURNMENT EXECUTIVE SESSION**