

Meeting Minutes for Chateau Belleair Condominium Association, Inc.

Meeting Type Monthly Board Meeting

Meeting Date 9/25/2017

Location Chateau Belleair Unit B2

Attendees Corey Palmer, President, Donna Kerns, Secretary, Jerry Smith, Director, Frank Turano, Treasurer-via conference call, Carol Hallstein, Vice President- absent

Call to Order 6:30 PM

Minutes Approval Board quorum confirmed. Proof of Notice posted as required.

 The motion made by Corey and seconded by Jerry to accept the 7/3/2017 and 8/28/2017 meeting minutes as presented, carried.

President's Report: The bank is beginning to start foreclosure proceedings on Unit A7.

 13 trees were removed after hurricane Irma.

Old/New Business: Jerry will contact New World Plumbing to test for a possible slab leak in Unit C16.

 New World Plumbing will charge the same price for slab leaks for all unit types.

 Owner of unit A19 wants to hook up a water softener (inside the unit) to existing plumbing outside of the unit which is technically a common element. After much discussion as this would be considered a modification to a common element, the Board recommended the owner submit an application and rendering of the proposed hook up before a final determination would be made.

 Scott will remind Pips Pool to thoroughly clean the pool including the stairs.

 Jerry reported exterior fencing around the community is in the process of being repaired and painted where needed.

 Dolphan will repair the damaged exterior fascia and interior ceiling only in unit D22. Repairs are scheduled to be completed prior to the owner's return.

The Board discussed the “new” proposal to replace the current mediation agreement signed 10/2016 for Unit A22. The “new” proposal requests the Board pay the unit owner \$9,000 for attorney fees and \$5,000 to the perspective buyer only. Under the current mediation agreement, the Board is to pay DKI ~\$10,188 and \$9K for the owner’s attorney fees; the Unit owner was to pay DKI \$9K prior to commencing repairs. At this time Board members disagreed with the “new’ proposal, decided to take no action and continue discussion at the next Board meeting.

Treasurer’s Report: No report.

Next meeting October 16th Hope Presbyterian Church

Time Adjourned: 7:45 PM