

Antares Community Owners Association
Board of Directors Meeting
August 25 2010

I. CALL TO ORDER:

A. President, Novokolsky, called the Board meeting to order at 6:15 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Alex Novokolsky
Vice President	Frank Hardalo
Secretary	Steven Davison
Treasurer	Domenic Fandetti

C. Others Present:

Kim Hand, CCAM, Community Association Manager ~ Curtis Management Company
Linda Strom, PCAM, Recording Secretary
Two Homeowners

D. Absent: Director Rodney Grabinski

II. HOMEOWNERS FORUM:

- A. Owner of unit #99, Cathy Alani, attended because her car was towed. It had been parked for the allowable three days. Cost \$263. She stated her water heater broke and the guard said she could park until repairs were made. She requested the Board consider changing the parking policy. The issue was taken under advisement.
- B. Owner of unit 30, Sabina Alberti, attended because she had a broken key card and was told by Elysian manager that the cost to replace was \$75.00. The Antares rules state that "If the key is broken and you return the broken portion of the key there will be no charge." Curtis Manager was asked to find out current rules of Elysian and to find out when they changed their rule regarding keys. Both Associations need to have rules that are equal. Manager informed the Board if rules are changed, the changes need to be mailed to the membership for a 30 day review, prior to confirming any changes.

III. SHOW CAUSE:

- A. Owner of unit #73 failed to attend. ***MSCM** to fine owner \$50.00 because she failed to repair garage door and to paint it. Previous violations were sent for failing to paint shutters and railings. It was determined to follow the fine policy until it reaches \$750 for all violations and then take the owner to small claims court.
- B. Owner of unit #70 failed to attend. It was noted the tenant moved and the home is for sale. Management was asked to send a second letter requesting the owner paint the garage door.
- C. Owner of unit #6 failed to attend. ***MSCM** to fine owner \$50.00 because the shutters and railings had not been painted.
- D. Owner of unit #11 complied with the Board's request to paint the front garage door.
- E. Owner of unit #63 complied with the Board's request to paint the shutters and railings.
- F. Owner of unit #77 complied with the Board's request to paint the shutters and railings.
- G. Owner of unit #106 complied with the Board's request to paint the shutters and railings.
- H. Owner of unit 107 failed to attend. ***MSCM** to fine owner \$50.00 for failing to paint the railings.
- I. ***MSCM** to waive fines for units #90 & #99 because shutters and railings had been painted.

IV. MINUTES:

A. The Board members ***MSCM** to approve the July 21, 2010 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending July 31, 2010.
***MSCM** to accept the financials, subject to independent audit.

	<u>July 31, 2010</u>
Total Assets:	\$128,122.37
Income: (Actual)	\$ 18,375.00
Operating Expenses:	\$ 16,837.64
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$.00
Net for the Month:	\$ 1,537.36
Net for the Year:	\$ 14,037.73

- C. Delinquency Analysis:
The July report was discussed in Executive Session.

VI. ADMINISTRATIVE:

- A. Budget – The Board members *MSUC to approve the 2010/2011 budget with no fee increase and to take \$2000 from tree trimming and from repair and maintenance and apply the \$4000 to the legal line item.

VII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for September 16, 2010 at 8:30 a.m.

VIII. MAINTENANCE:

- A. Work Order Log - The Board members were provided the work order log for July 2010.
B. Flood Light Proposal – A bid of \$565 submitted by Treebeard Landscape to replace six lights was reviewed. The bid was denied until a revision was received regarding two lights under the palm trees.
C. Sign – The Board members *MSUC to approve a “Slow Down- 10 MPH” sign to be posted at the entry.

IX. CORRESPONDENCE:

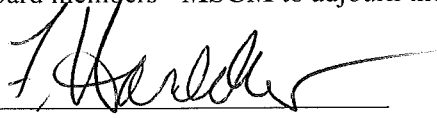
- A. Violation Log - The Board members were provided a July 2010 violation log for review.
B. Homeowner Correspondence – Units #52 & #54 had complaints against them regarding unsupervised children in the courtyard. The Board requested copies of the letters sent by Curtis to both units.
C. Owner of unit #83 complained about guests getting their rental car towed with a guest permit in it. All cars are towed after 3 days. Discussion followed on having the guard knock on doors after 3 days to prevent the cars being towed. Management was asked to give Summit Security lists of issued permits on a regular basis and to put the information on towing in the newsletter again. The current towing rules will remain in place.
D. A letter regarding the towing policy from Rodney Grabinski was tabled for next month because he was not at the Board meeting.

X. NEXT MEETING:

- A. The next meeting will be held on Wednesday, September 15, 2010 at 6:30p.m. in the fitness room.

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 9:05 p.m.

Board Member: 

Date: 9/29/10

*MSCM ~ (Moved, Seconded, and Carried by Majority)