

APPROVED

DARBY ESTATES CONDOMINIUM ASSOCIATION MINUTES

JULY 17, 2017

The Board of Directors met on Monday, July 17, 2017 at 6:31 P.M. in the club house. President Erin Christopher called the meeting to order at 6:31 P.M. Secretary moved, seconded by Caleb Clapp, that the agenda be accepted. Motion carried. Secretary then called the roll and all Board Members were present. Management was not present. Cheryl Kochevar reviewed the newly voted policy for conducting our open meetings as follows: **“To ensure universal treatment of all attendees all rules will be enforced equally in keeping with appropriate time allotment and appropriate manners. If not adhered to, the offending person will be ask to leave.”**

President Erin welcomed the owners and announced that Access Realty Services has terminated their contract with us.

Caleb Clapp was called on to give financial information provided to him by David Long as of June 30, 2017.

	30 –April-2017	31-May-2017	30-June-2017
Operating Funds	\$ 23,336	\$ 5,158	\$ 21,607
Reserve Funds	673,145	657,844	667,924
Unpaid Dues (3mo.)	19,992	22,855	17,171
Unpaid Dues (over 3)	12,832	15,620	11,464
Total Current Assets	\$ 701,470	\$685,857	\$ 706,702

Caleb stated our financial figures are better this month. Our operation fund and the reserve fund did increase for the month of June.

Management Report:

Erin reported there are outstanding work orders that we will be following up on.

Unfinished Business:

We have the dates for the restriping of the parking lot as published in the Newsletter. We will be placing a colored coded map showing the section and the days that apply for each area along with instructions for each resident to follow.

The concrete wall at the walk way across the bridge that has been damaged has not been repaired.

We have received the police report on the maintenance building theft but no action has been taken by Access as we are aware of.

Cheryl Grass reported that Corion has removed the stumps and are working on the flower beds. Research is delayed for property cameras due to the excessive amount of time needed to be spent on replacing Access Realty.

The Board is reviewing contracts not only for the 2018 budget as well as hiring an appropriate management company. Access had reported that Key West gave them a price of \$75.00 per storage unit for new theft proof padlocks. Installation would be extra.

Cheryl K and Thelma reported they had been working on the rewrite of our Rules and Regulations and gathering the corresponding Article numbers from our Declaration and Bylaw documents. This project is now on pause because of the amount of time needed for the search for a new management company.

New Business:

Board members have set a tentative calendar for each step of the process for a new management company and will be ready to introduce the selection at the August Open Meeting.

Kat Carroll shared information she has gathered for Neighborhood Watch and will introduce the details at the BBQ on August 26 after the garage sale.

Owner Input:

- 1) No matter if we had gated community, fobs, cameras and everything else possible; thieves always find a way in.
- 2) Items were brought up from months ago that have already been dealt with and we do not have the time to rehash them again.
- 3) Question about Access termination and Erin read the email to the owners and a copy will be attached to the official copy of the minutes.
- 4) Question when are we going to repay the Reserve account for the gym equipment. (We did not borrow as a loan because it is covered in the Reserve Account as a replacement with a timed life expectancy and it was time to replace when we studied the maintenance bills we were paying on the old equipment.)
- 5) Storage buildings are not being swept out, just dirt and leaves are being blown in under the doors of each unit.
- 6) Can deadbolts be added to condo unit doors. (The doors are property of the Association and we have already paid for the deadbolts which were already installed when the card-reader locks were taken out.

- 7) Request for a notice to be put out with details for when the meeting on the Block Watch will be held.
- 8) Request for a time line for the new rules and regulations. (We hope to have ready by the Annual Meeting in November to go into effect January 1, 2018.)
- 9) Question about our condo association being self managing. (This is not possible because all 228 owners would have to agree and then everyone who has a mortgage, their mortgage company would have to agree. It would never happen at Darby).

This concluded our meeting and we adjourned at 7:42 p.m.

NEXT MEETING: AUGUST 21, 2017 AT 6:30 p.m.

Respectfully Submitted,

Thelma H. Darling,
Secretary