

**The Fountains at Countryside**  
**BOARD OF DIRECTORS MEETING MINUTES**

Thursday January 30, 2014

Fountains Clubhouse  
Located at 2500 Winding Creek Blvd., Clearwater, Florida 33761

The meeting was called to order by Board President, Marilyn Busardo, at 6:01pm.

Vice President, Joan Mikalauskas and Treasurer, Daniel BonJovi were present, a quorum of the Board was established. Also in attendance was Property Manager Scott Duckro, District Manager Alan Ramsay and several unit owners.

Joan motioned to accept the minutes from the Dec. 2013 Board meeting; Daniel seconded the motion, all in favor.

Marilyn and Daniel reported on the financial status of the Association with the Board. Joan motioned to accept the treasures report, all in favor.

Scott presented the Dec. 2013 managers report, on the activities of management with the Board. Highlighting the re-roof project. Also the open invitation to the owner's insurance companies to visit and ask question at the Jan. 31, 2014 re-roof inspection. Joan motioned to accept the report and Danielle seconded it

Under Old Business

The Insurance attorney and engineer will be on site Jan 31, 2014 to answer questions. Marilyn reported that WCM will "float" bldgs A, B, C, so that the Assoc. can gather money from the Special Assessment.

Wind mitigation: the project engineer will be performing an updated Wind Mitigation Report for the Association, once all bldgs are complete. There will be no extra charge for this report because WCM is moving along faster than anticipated, which means Beryl will not make as many on site inspection as originally expected. Daniel motioned to accept the beryl proposal and Joan 2<sup>nd</sup> all in favor.

Fence Project: Daniel received several bids on replacing the fence which was removed by Pinellas County for their project. Superior Fence offers a 6 foot vinyl privacy fence in tan color, which carries a 3 year labor warranty the cost, will be \$13,207.00 for the north side of the property along the drainage ditch which Pinellas Co worked on. For \$3,700.00plus, the dog run will receive new chain link fencing along with a bottom rail which presently not there. Motion by Daniel to accept, 1<sup>st</sup> Joan 2<sup>nd</sup> Marilyn all in favor.

Gate Access: scott will reopen the file and investigate more on how to control access to the Complex.

Dryer Vent Cleaning: Fire Safety Hazard, needs to be done. It is not the Associations responsibility to have vents cleaned. The unit owners have the responsibility to have their vents cleaned since the vent services only one unit....questions arose. How to verify unit owners clean out vents, should the Assoc hire a company and charge the unit owners or possibly increase monthly maintenance fee to cover cost. Joan and Daniel will investigate possible solutions.

Under New Business

Owners concerns: Parking in reserved spots. A car was hit and there were no witnesses. The video cameras do not cover parking spots.

The next BOD meeting will be February 27, 2014 6pm

With no further business to conduct, the meeting was adjourned at 7:10pm.