

THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 9, 2016

FOUNTAINS CLUBHOUSE, 2500 WINDING CREEK BOULEVARD, CLEARWATER, FL 33761

- **The Board of Directors Budget Meeting** was called to order by President Jim Gill at 6:00pm.
- **Board Members Present:** Jim Gill - President, Richard Lenz - Vice President, Tim Rowell - Secretary, Joan Mikalauskas - Treasurer and Ron Anger - Director
- **Management Present:** Robert Barnes - District Manager and Nicole Huffman - Property Manager
- **Residents in Attendance:** Unit Owners for C106, C105, C202, C108, B208, C204, F205, C203, D205, F108, C107, D106, D201, I104, B205, C201 and B101
- All five (5) Board Members were present and quorum was established.
- Minutes from Board of Directors Budget Meeting held November 10, 2016 were reviewed. Tim Rowell motioned to approve. The motion was seconded by Joan Mikalauskas. Motion passed with all in favor.
- Minutes from Board of Directors Meeting held November 14, 2016 were reviewed. Tim Rowell motioned to amend bullet point 8 by striking "Treasurer" and replacing it with "Secretary". Motion seconded by Ron Anger. Motion passed with all in favor.
- Minutes from Board of Directors Workshop held November 14, 2016 were reviewed. Tim Rowell motioned to approve. Motioned seconded by Ron Anger. Motion passed with all in favor.
- District Manager Robert Barnes reviewed year end financial report.
- Property Manager Nicole Huffman noted the Dryer Duct Cleaning would be beginning in one week and provided details.
- The quote from Rinker Crane Experts for the removal of the Schefflera trees in the courtyards was reviewed. Joan Mikalauskas motioned to approve. Motion seconded by Tim Rowell. Motion passed with all in favor.
- Property Manager Nicole Huffman provided a brief review of Projects for the Year including Breezeway Light Replacement, Electric Panel Replacement, 1st Floor Privacy Fence Replacement and Parking Lot Re-Surface and Re-Paint. Property Manager Nicole Huffman will determine cost of 1st Floor Privacy Fence Replacement in house vs. outside vendor. Property Manager Nicole Huffman will

price and obtain stencils to restencil parking space numbers and designations, as needed.

- Review of Owner request for additional bike rack on West side of property closest to Maintenance Shed. Tim Rowell motioned to approve additional bike rack. The motion was seconded by Joan Mikalauskas. Motion passed with all in favor.
- Discussion was had regarding pet waste. Property Manager Nicole Huffman to obtain a sign at dog run and courtyard (under video surveillance). Property Manager Nicole Huffman to quote cost for trail cams.
- Discussion of gates located at the pool. Property Manager Nicole Huffman to obtain quotes for the install of a new gate system, possibly electronic key card.
- Property Manager Nicole Huffman provided a comprehensive review of the rodent situation in C Building. Follow up will be completed and Property Manager Nicole Huffman will remain in contact with the Residents until the issue is resolved.
- There was a short open forum with various questions from the Residents in attendance.
- **The Board of Directors Meeting was adjourned at 7:41pm.**

Approved By: Joan Gell Date: 3/27/17