

March 28, 2023

attending: Debbie Pelfrey, Lisa Jones, Donisha Harrison, Cheryl Ford, Rosa Thomas, Charles Cox

meeting convenes at 6:39

Lisa opens. Review of Finances- looks slightly better, income is up a tiny bit, largely from delinquent/delayed payments coming in.

\$6400 pending for pavement in front of 800.

If weather allows this will be completed this week.

505 pending court date. Debbie will advise the board of the court date so that members can attend.

Water bills have been unusually large because of leaks, Debbie anticipates that our bill will fall after repairs and that we will recover a large amount previously paid.

Michael Rome sent an invoice for \$4000 to the towing company that broke the storm drain.

Lisa states that she wants to delay all projects until our reserves are replenished.

The board is in agreement.

\$2600 is anticipated for repair of the roof on the 700 building.

The board agrees that this is necessary and should commence as soon as possible.

Debbie says that as long as we keep the gutters clean and do regular weekly rounds we should be ok.

Donisha asks about streetlights, says that one immediately across from her unit was repaired, but that the unit next to her house is now out. The one next to 1000 and the light at the compactor are still out.

The light at the compactor is ours- Debbie will call her handyman.

Debbis says that the county is changing to LED lights, but slowly.

306: illegal basement – any action here? Lawyer’s letter sent to advise of owner’s liability for any collateral damage to her neighbors. Debbie will send a copy to the board members.

Landscaping is discussed. The consensus is that the tree trimming can be delayed (at \$2k a day).

Spot work at an hourly rate may be entertained – 700 building, 200 building only.

General dissatisfaction with the current landscapers is voiced.

Donisha states that bushes appear to be dead in several spots – the landscapers will be asked to remove any dead shrubs.

Debbie will solicit more bids for repair of the retaining wall next to 200.

The pool will open the first weekend of May (Cinco de Mayo).

Meeting adjourns at 7:30.