

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, MARCH 13, 2021

I. CALL TO ORDER	President Robison called the meeting to order on Saturday, March 13, 2021, at 9:00 am.
II. ROLL CALL	Present: Mike Robison, <i>President</i> Sandy Jalbert, <i>Vice President</i> Jeniffer Sanabria-Morell, <i>Secretary</i> Floris Price-Bernal George Gonzalez Crystal A. Howard Not Present: Letty Velazquez, <i>Treasurer</i>
III. PROOF OF NOTICE	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting notice on the office bulletin board and the Association website on March 10, 2021.
IV. APPROVAL OF MINUTES	<i>A motion was made by Sandy Jalbert to approve the minutes from the January 16, 2021 meeting.</i> <i>Crystal A. Howard seconded the motion.</i> <i>All board members present at the meeting voted in favor of approving the minutes with the one correction.</i> <i>Motion carried.</i>
V. MANAGER'S REPORT	Property Manager Diane Gay provided the following updates: <ol style="list-style-type: none">1. Lava rock. Diane mentioned that we are still on phase 1 with an order waiting mainly because of Covid-19.2. Water. The spending is a major issue. Maybe we can check buildings for issues? There are minor issues, such as a toilet running in need of a flapper replaced, that of replaced will save us money. Two weeks ago, we got notification from the water company of a higher use of water, and we checked it and addressed it.3. Dumpster and household items. Brand new dumpster was brought in January. We've had a few issues with it where people could not use it for periods of time, so they left their

trash in the surrounding area. We brought a roll-out twice, but it was used mostly on the second time. The closing mechanism was changed to a magnet for easier use. However, we have also had the issue of people walking around the dumpster to manipulate the dumpster's sensors, which is something will be addressed with the fencing of the dumpster.

In regards the household items, Diane mentioned she looked for information in regards the pick-up of these items to discard them. The county does not offer this service to us. We would have to pay a fee for it if we want to use this service.

VI. COMMITTEE REPORTS

Buildings and Grounds: Diane Gay provided the following report:

- Diane mentioned there is work being done in the patios. They are different because every phase is different.
- President Robison mentioned he has noticed neighbors using mulch instead of lava rock. He asked if we needed to address the issue. The association does not want to have mulch on the patio because it attracts termites.
- A specific case was mentioned by Diane where she has spoken with the neighbor three times, yet the behavior has not changed.
- President Robison mentioned that in this situation, the association property has been manipulated, and that cannot happen.
- George suggested following the process, so there is a consequence in this case.
- Jeniffer agreed with George in the sense that there needs to be consequences, even more when the neighbor has been told on multiple occasions, according to Diane.
- President Robison requested Diane to follow up on this matter with a letter from the Association, since the verbal notice has not worked.
- Sandy asked to know the consequence of this situation. There is a verbal notice, then a written noticed, and then what else happens?
- Diane answered that we involve our lawyer. Then if it continues, it would go to arbitration.
- George asked how many days the person has to act on the letter we send. Diane replied that they have ten (10) days.

- President Robison asked the Board members if they agreed on sending the letter; the Board members agreed on this action.
- Diane mentioned that in the long-term, the association should plant ivy in the area of discussion.

Treasurer’s Report: Letty Velazquez was not present, but President Robison reviewed the report:

The report is for the months of January-December 2021:

Total Income:	\$1,064,347.04
Operating Expenses &Reserves:	\$ 968,328.25
Net Income:	\$ 96,018.79
Operating Account Balance	\$ 82,297.57
Total Reserves	\$ 729,676.79

Total files with Association Attorney 1 for \$1,816

President Robison mentioned that this report is available to all members of the association.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

1. Fence Proposal Vote. Diane presented the three bids available:

- **Fence Outlet.** They have done our fences before. Their bid is for \$7,754.
- **Classic Fence** submitted their bid for \$6,635. Removal is additional \$150.
- **Mossy Oak** submitted their bid for \$6,244.

Diane mentioned that the fence will cover the areas around the dumpster, with exception of the dumpster door, so the neighbors cannot dump big household items in the area.

A motion was made by Sandy Jalbert to accept the bid from Mossy Oak for \$6,244.

George Gonzalez seconded the motion.

President Mike Robison took a voice vote for this motion:

Floris voted yes.

George voted yes.

Crystal voted yes.

Sandy voted yes.

Mike voted yes.

Jeniffer voted yes.

Motion carried.

2. Concrete Slab Proposal Vote. Diane looked for bids on this matter. There are two in writing:

- **JC Concrete Construction** submitted a bid for \$5,700.
- **Top Cat Tom, LLC** submitted a bid for \$8,550.

President Robison suggested getting more information and find more bids to then meet again to discuss this matter.

Crystal mentioned knowing professionals in the field; she will ask them to contact Diane.

3. Dog Restrictions. President Robison mentioned the list of breed restrictions that was included in the information packet for the Board Members. We also need to vote on the weight limit suggested to be 70 pounds.

Jeniffer mentioned that there are breeds such as Labradors and Golden Retrievers (not in the list of aggressive breeds) that can weight on average 77 pounds, so we might need to consider a higher weight limit.

Diane clarified the need to use Animal Control, taking pictures, and speaking to the neighbors to change the behavior of not picking up after their dogs.

Crystal also mentioned the weight limit and that maybe we can agree on 80-pound limit. Her concern is the length of the list, which can be a lot of information to enforce.

President Robison clarified that this list gives Diane the framework needed to address any issues. He also mentioned the need to include guests to ensure they adhere to our rules and regulations while they visit.

Floris presented her concern with weight limit being increased.

Sandy also commented on the need to create a balance where all neighbors are included. She also mentioned she agrees with the 80-pound weight limit.

Crystal commented that when there is too much information, it is harder to enforce these.

President Robison added that we are trying to agree on a matter that benefits Summit Village overall. He commented that we haven't had any situations with bigger dogs, except the owners not picking up after their dogs.

Jeniffer commented that after the note "Please pick up after your dog" was posted on the board, she has seen less issues on this matter.

Sandy suggested 75-pound weight limit after Jeniffer and Crystal's feedback.

President Robison stressed the importance on including the guests on these restrictions.

Sandy Jalbert made a motion to approve the 75-pound weight limit.

Crystal Howard seconded the motion.

President Robison took a voice vote for this motion:

Floris voted no.

George voted yes.

Crystal voted yes.

Sandy voted yes.

Mike voted yes.

Jeniffer voted yes.

Letty voted yes.

Motion carried.

President Robison made a motion to revise the list of breeds.

Sandy Jalbert seconded the motion.

President Robison took a voice vote for this motion:

Floris voted yes.

George voted yes.

Crystal voted no.

Sandy voted yes.

Mike voted yes.

Jeniffer voted yes.

Letty voted yes.

Motion carried.

Sandy Jalbert made a motion to include guests on these restrictions.

Jeniffer seconded the motion.

President Robison took a voice vote for this motion:

Floris voted yes.

George voted yes.

Crystal voted yes.

Sandy voted yes.

Mike voted yes.

Jeniffer voted yes.

Letty voted yes.

Motion carried.

George asked Diane if information on Animal Control can be posted on our bulletin board. Diane consented.

IV: CLOSING REMARKS

President Robison addressed the issue of the cost of water. There are leaks that the association will address, but there are neighbors using water to wash the sidewalks, etc., that increases our water bill. So, we must address this matter.

Crystal suggested making our residents aware of the consequences of not being mindful of our water usage, which could mean an increase in the future.

Jeniffer suggested sending a letter on a quarterly basis to let the residents know of these matters, such as how much as we spending on water and the revised dog restrictions.

	<p>Diane suggested included possible solutions our neighbors can follow.</p> <p>President Robison also mentioned the matter of people re-piping without notification to the Association, which affects other neighbors as well. So, including this information on the website is important.</p> <p>Crystal suggested doing a campaign to educate our neighbors, so they receive this information in a positive manner.</p> <p>Sandy mentioned there are people who do not know how to fix things or what to do in case something happens in the house, so it is a good idea to provide this information.</p> <p>On a different subject, President Robison addressed the fact that there is more traffic at our private entrance. He would like to put a sign to let drivers know this is a private entrance to see if the traffic decreases. It is not something to vote at this time, but it is something to consider for the future.</p> <p>President Robison finalized the meeting by expressing this appreciation of the Board Members and their work in the community. He also thanked the residents who joined the zoom call.</p>
<p>V: ADJOURNMENT</p>	<p><i>Sandy Jalbert made a motion to adjourn the meeting.</i></p> <p><i>Crystal Howard seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of adjournment. Motion passed.</i></p> <p><i>Meeting ended at 10:20 am.</i></p>