

Reserve at the Fairways Condominium Association

Board Meeting Minutes

August 14, 2023

CALL TO ORDER: 6:32 PM

ROLL CALL:

- Board Members: Dave Dotson, Nancy Behr, Joe Fiori, Walt Hoy (Quorum is verified)
  - Phil Piertzak is out sick.
- Apple Property Management (APM): Mike Rotramel
- Kaman and Cusimano LLC: Ian Mullenhour (attorney)

LIST OF TOPICS:

- Painting Project update – Still ongoing. Light posts, street signs, trim. Missing shutters on clubhouse removed and may not be replaced due to birds building nests. Walt suggested they using pool noodles or polyethylene sponges to block nests from being built.
- Patio Door Trim responsibility – 5.01B in Declaration is vague but K&C's response from Nick Minert is that it is the homeowner's responsibility.
- Master Association Dissolution update – Almost done. County can file paperwork.
- Clubhouse reminders – Toilets overflowing and flooding into the hallway. Toilets are working properly again. Signs need to be added to hold handle down when flushing. Cabana storm door needs to be closed all the way.
- Proposed rule change about pool opening time – Open Pool at sunrise and closes at 10pm, Joe makes motion. Walt and Dave 2<sup>nd</sup>. Due to repairs the pool season has been extended two weeks with option for 3<sup>rd</sup>.
- Rule clarification about pool usage – Residents can ask permission to have others use pool. Walt said they are chasing a pool leak but will not be able to find it until the season ends.
- Fixing pavers in the pool area – Roe Rothstein has pavers. 120 Damaged pavers out of 600-700. Daves Paver Repair will be fixing by moving the damaged to the back and the good to the front. Should only take 1 day. Dave makes motion and Joe 2<sup>nd</sup>.
- Size of eaves and downspouts – Not adding larger gutters. May add downspouts.
- Mowing along property line adjacent to new development – Simms has helped point out where to mow. Did away with any confusion.
- Tentative date for Annual Association Meeting: 4<sup>th</sup> Qtr. Meeting is scheduled for Monday November 13<sup>th</sup> and the Annual Meeting is scheduled for Monday November 20<sup>th</sup>. Nancy rerunning. Joe and Dave are not.

#### REPORTS FROM OFFICERS:

- PRESIDENT:
  - Joe discussed the need for a Community Inspection Checklist for walkarounds.
- VICE PRESIDENT:
  - Walt is fixing screens.
- TREASURER:
  - Nothing new.
- SECRETARY:
  - Calling Huber Heights and they have done nothing about erosion behind Walts Unit.

#### COMMITTEE REPORTS:

- (a) CLUBHOUSE:
  - Discussed in list of Topics.
- (b) LANDSCAPING:
  - Pavers discussed in list of Topics.
- (c) Architecture:
  - Nothing since Phil is out sick.

#### Community Manager Report:

- Nothing new.

#### Open Forum Questions:

- Discussed sealcoating property, smaller fountain with cone spray for pond and getting towing sign from Sandys Towing to allow vehicles to be towed off of property.
- Joe Rothstein, Thanks the board for getting everything done.

#### MOTION TO END MEETING:

- Motion to adjourn the meeting was made by Phil, seconded by Joe, and carried unanimously. Meeting was adjourned at 7:48 PM.

The next Board meeting is **November 13, 2023.**