

Limited Edition Condominium Board Meeting 10/17/2016

The board meeting was called to order by Paul Kelley at 6:00.

Attendees were: Paul Kelley, Bob Shelton, Angela Webb, Joe Abounader, Joe Tummers and Harry Buck.

Prior to the opening, President Paul Kelley requested a moment of silence.

A motion was made by Bob to accept the minutes of the Sept 19 meeting, seconded by Joe Tummers. Motion carried.

Treasury Report for Sept 30:

Operating Account: \$17,771.58 Reserve Account \$51826.19 Total: \$69,597.77

A motion was made by Bob to accept the Treasury Report, seconded by Joe A.

Motion carried.

OLD BUSINESS:

Unit# 18 The pouring of the lower part of the driveway has been delayed but Bob assures us that it will be completed next week.

Unit# 24 The six trees that were to be removed will also be removed next week.

Unit # 28 Bob made a motion and Joe A. seconded it, that we accept the contract from Plott CREEK, for repair to the unit.

In regards to a Tree Manager to give us advice to caring for our trees, Bob said that he can get a Tree Maintenance PROPOSAL at no expense.

NEW BUISNESS:

Bob made a motion seconded by Harry, that we use the requirements that Joe Tummers has written that are necessary for the new landscaping contract.
Motion carried.

Due to certain issues we are changing our accounts from First Tennessee to Eastman Credit Union. Motion made and approved. The individuals that will have Access to the credit union accounts are Pres. Paul Kelley, Treasurer Angela Webb, and Vice Pres. Bob Shelton (at large).

Since the pine needles do not fall until a later date the board is delaying the cleaning of the gutters.

Owners should be aware that any delinquent assessment is liable for a lien to be placed against their Unit (refer to Section XVII of Master Deed).

MAINTENANCE REQUEST FORMS:

UNIT# 2, 4 Request to have grass planted around the newly planted trees in back of their units.

Board Action:

The board decided to table this request until the new Maintenance Ground Contract is awarded since they will be responsible for any work that is required. (it should be noted that Units#8 thru 20 have no grass for ten feet from trees to existing grass)

UNIT# 16 Request for gutter guards to be put on the back of the unit to prevent pine needles stopping up the gutters.

Board Action:

The board is investigating as to the type of guards that are being requested, to eliminate any possible damage to the roofs.

We have received a couple of complaints regarding dogs running loose.

Board Action:

I again remind you that Johnson City Has a Leash Law [TITLE 10, 10-103. 2] which says that the animal must be under control. The law reads "animal is deemed under control when it is confined in a vehicle, parked or in motion, is secured by a leash or other device held by a competent person".

PLEASE PEOPLE, LET US RESPECT OUR NEIGHBORS

A Thank You card was received from Patricia Van Zandt, Dean of Univ. Libraries, for Ltd. Editions contribution of \$50 to ETSU'S Library Scholarship Fund in memory of Dot Carpenter.

The Treasury Reports will no longer be distributed unless they are requested. Anyone wishing to receive them please call Joseph Abounader at 423-283-0669 and they will be put on a list to receive them every month.

Bob made a motion to adjourn which was seconded by Harry. Motion carried. Meeting was adjourned at 7:25

Secretary: Joseph Abounader President: Paul Kelley
Joseph Abounader Paul Kelley