

HOLLY COURT AT WOODMONT CONDOMINIUM
HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors
April 2, 2018

I. Call To Order

- a. The meeting was called to order by the president, Kathy Kovarik, order at 7:00p.m. The meeting was held at Consolidated Community Management, 7124 North Nob Hill Road, Tamarac, FL 33321.
- b. A quorum was present with the following directors in attendance
 - Kathy Kovarik, President
 - Mari Colacchio, Treasurer
 - Arlene McDermott, Secretary
 - Eileen Catana, Director
 - Vishali Shukla, Director
 - Ricardo Corrie, Director

II. Approval of the Minutes

- a. The reading of the minutes from the February 26, 2018 meeting was waived.

III. Treasurer's Report – Mari Colacchio

- a. Water usage (bill) has decreased and returned to normal as indicated by past building averages.
- b. The City of Tamarac is increasing fees for various services such as the fire inspection fee. The fee will increase in the upcoming fiscal year for communities with 45 or more units from \$185 to \$370.

IV. Amending Condominium Documents

- a. Maintain 20% cap on rentals.
- b. The proposed amount of homeowner votes needed to amend the documents ranged from 75%, 66% and a simple majority of 51%.

V. Water Wizards – Presentation John Longo

- a. Irrigation on the property uses a hydraulic valve system. The technology has changed vastly and the parts are becoming obsolete and more difficult to obtain. We upgraded some of the valves in the community, but still have 14 more that will need replacement. The estimated cost to complete is approximately \$13,500. He recommended that we renovate our community to an electrical system as its easier to detect faulty wires and it ends up being less costly in the long run.

VI. Unit Purchases/New Owners

- a. William Presutti and Sarah Cannon 8780 Holly Court #101
- b. Jorge Escobar 8790 Holly Court #102

VII. Community Updates – Terrence Huxtable

- a. Letters sent to renters/owners to provide new leases. Terrence will monitor the return of requested documents. Seventeen letters were sent out and there has been 8 leases received thus far. A second follow-up letter will be sent out with a deadline. The attorney will be notified of those who do not respond.
- b. B & R Industries will come out to inspect the irrigation system on April 4, and give an estimate to replace the existing valves.

VIII. Open Forum & Discussion

- a. Unit owners are pleased with services of Easy Jammin
- b. Homeowners will be notified to no longer drop maintenance payment in the mail slot located by the pool office but instead to mail their payment or bring it directly to CCM.
- c. Easy Jammin will clean out the electrical rooms and homeowners will be notified to NOT store items in them. All items will be placed for bulk trash pick-up.
- d. A new pool heater was installed by 'Hot Pools'
- e. New rodent traps are in place and will be rebaited once a month by Bug Off.
- f. The board is still receiving estimates to have the mailbox units replaced.
- g. Maintenance, Repairs & Community Projects

IX. Meeting adjourned at 8:28pm

X. Executive Board Session to be held, April 12, 2018

XI. Next Regular Meeting of the Board of Directors - TBA