

HOLLY COURT AT WOODMONT CONDOMINIUM
HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors
February 26, 2018

I. Call To Order

- a. The meeting was called to order by the president, Kathy Kovarik, order at 7:02p.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
 - Carol Siegel, Vice-President
 - Mari Colacchio, Treasure
 - Arlene McDermott, Secretary
 - Eileen Catana, Director

II. Approval of the Minutes

- a. The reading of the minutes from the January 29, 2018 meeting was waived.

III. Directors were provided a copy of the January 31, 2018 financial report for review.

- a. Delinquency accounts appeared higher in January than in the preceding months.

IV. Open Forum & Discussion

- a. Holly Court Website
 - i. Events and other community information can be found on the website
 - ii. Work order requests may be completed on the website to be directly accessed by CCM.
- b. Maintenance, Repairs & Community Projects
 - i. Ground maintenance such as repairing the pool area, landscaping and the sprinkler irrigation system are the main concern. While the sprinkler valves are being repaired/replace from hydraulic to electrical.
 - ii. Concerns about the landscaping or lack thereof still exists.
 - iii. Submitted work orders are being checked by Carmen at CCM. Once the work order is completed the administrative staff is notified by the maintenance team.
 - iv. Board members unanimously voted to contract with Easy Jammin' to complete maintenance of Holly Court effective March 1, 2018. The contact for service calls for 4 hours a day 5 days each week (Mon-Fri). The annual cost for services is estimated at \$18k-\$19k.

- v. Request made by Treasurer, Mari Colacchio, for CCM to forward all service/vendor contracts currently in effect to the board for review.
- vi. The board members and attendees have decided not move forward with the implementation of parking decals. After careful inventory of parking spaces, 98 designated owner and 99 designated guest spots were identified.
- vii. The board will seek legal advice regarding the amendment of the condominium documents.

- V. Meeting adjourned at 8:07pm
- VI. Executive Board Session to be held, March 8, 2018
- VII. Next Regular Meeting of the Board of Directors to be held Monday, March 19, 2018