

HOLLY COURT AT WOODMONT CONDOMINIUM
HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors
January 29, 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. Introduction to Terrence Huxtable, new property manager who replaces Rebecca.
- c. 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
 - Vishali Shukla, Director
 - Ricardo Corrie, Director

II. Approval of the Minutes

- a. The reading of the October 16, 2017 meeting was waived.
- b. Directors were provided a copy of the December 31, 2017 financial report for review.

III. Open Forum & Discussion

- a. Holly Court Website
 - i. Suggestions on how to utilize website include to post financials, work orders, events and other information about the community.
- b. Maintenance & Repairs
 - i. Maintenance: Suggestions include "Easy Jamming" – for \$1525 they will clean all buildings, pool, upper floor, walkways, pick up light trash, etc., 5 days a week for 4hours each. Kathy will make
 - ii. Kathy will make copies of all bids for the board to review
 - iii. Hartzel is required to come out to property to complete needed repairs as outlined in their original contract with Holly Court.
- c. Landscaping:
 - i. Suggestions include "Double A", "Palm & Turf" and "Planet First".
 - ii. Buildings 7, 1 and 5 need immediate attention.
 - iii. Lopez Landscaping cannot plant until the irrigation system is repaired. Terrence will follow up with Water Wizards.

- d. Community Parking and Auto Decals:
 - i. Blue decal for Unit Owners
 - ii. Red decal for Renters (will identify the date the lease expires)
 - iii. Yellow hanging tag for overnight guests
 - iv. All decals placed on the rear lower passenger side window.
 - v. Three (3) decals per unit for OWNERS and two (2) for renters.
 - vi. Amendment revisions to be done for rules about car washing, etc.,

IV. New Business

- a. Address the rodent problem (high priority)
- b. Amending the Condominium Documents
 - i. Convene a Board of Directors Workshop meeting to discuss and brainstorm ideas to improve the Holly Court Community.
 - ii. Complete a legal review current documents and examine what we want it to be. Submit the information to the attorney and then put it to a vote.

- V. Meeting Adjourned 7:58pm
- VI. Next Meeting Monday, February 26, 2018