

## MINUTES OF THE Sep 4, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:15 p.m. with a quorum achieved with 3 Board members present Mr. Perelgut, Mr. Padmanaban, and Mr. Pawlow. Ms. Kennedy previously notified the Board that she would be absent & Ms. Sutz had advised the Board that she could not be there until 7:30 p.m. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. The Financial Report was sent to all Board members by the management company prior to the meeting for review. Minutes from the August 2019 Board and Executive Session meetings were approved.

### Complaint Hearings:

- 210 SBD – failure to repair sidewalk after sewer line drop repair/cont'd
- 179 SBD – failure to replace driveway
- 309 Partridge – failure to replace driveway
- 301 Linden – failure to replace driveway
- 200 SBD – failure to replace driveway ?

### Architectural Modification requests - NONE

### Management Report

- Basement flooding -update – engineer will work with Capps Plumbing & Best Lawn to determine what the problems are.
- Homeowners that need repair or replacement of their stoops and/or sidewalks have been given until **November 1, 2019** to complete repairs.
- Landscape walk with Best Lawns about pruning or removing overgrown viburnum shrubs

### Old Business

- New south entrance sign is in progress and should be completed within 2 weeks. The letters being manufactured for both the north & south signs are more complicated and time consuming than the last letters causing the delay.
- Our new attorney, Nick Bartzen, will attend the October 2 meeting.

### New Business

- Best Lawn proposals 219324/\$515, 219323/\$1810, 219326/\$1720, 219316/\$1220, 419054/\$1600 (slit seeding) , 219227/\$2720 were all approved by the Board.
- 301 Linden is utilizing the residence to operate a construction business, storing ladders and construction debris. The Board directed our attorney to send a letter the renter & owner of the unit.
- Board approved the SiteWorks engineering proposals Task 1(\$4,400), Task 2(\$2,900), to investigate the flooding issue and do a comprehensive survey at 310 to 325 Forestway, 285/287/289/290/291 Kingswood, and 294/302/308 Oakwood. John Pezl, the engineer, will investigate with Capps Plumbing & Best Lawn to determine the issues and remedies.
- Davey Tree proposals 20031369-1566866054/\$1415, 20031369-1566865400/\$2340, 20031369-1566864404/\$17,925 were all approved by the Board pending the landscape committee's review.
- Driveway, rental, and all violation hearings are postponed until the October 2<sup>nd</sup> meeting
- Next Board meeting will be October 2nd. Meeting adjourned at 7:45pm.

Submitted by,



Praveen Padmanaban, Acting Secretary