

MINUTES OF THE October 2, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:30p.m. with all Board members present
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 September 2019 Board and Executive Session meetings were approved.

Complaint Hearings:

- 210 SBD – failure to repair sidewalk after sewer line drop repair-*\$500 fine if not completed within 30 days*
- 179 SBD – failure to replace driveway/*dropped due to compliance*
- 309 Partridge – failure to replace driveway/*fined \$1000*
- 301 Linden – failure to replace driveway/*fined \$1000*
- 200 SBD – failure to replace driveway /*fined \$1000*
- 204 SBD – failure to replace driveway/*fined \$1000*
- 206 SBD – failure to replace driveway/*fined \$1000*
- 203 Stafford –failure to maintain fence and plantings in rear yard/*fined \$500*
- 324 Forestway- failure to obtain architectural modification for window replacement/*dropped as windows never installed*
- 177 SBD – driving over and destroying grass/*Association will repair and backcharge homeowner*
- 212 SBD – driving over and destroying grass/*Association will repair and backcharge homeowner*
- 145 SBD – driving over and destroying grass/*Association will repair and backcharge homeowner*

Architectural Modification requests –

- 210 SBD – replacement of sidewalk & front stoop as well as rear stoop & step/*awaiting Arch Modif*
- 179 SBD – driveway replacement -
- 181 SBD - driveway replacement (if none submitted will need to send violation hearing notice for November meeting)

Management Report

- Tree removal advice was sent to 248-250 Woodmere, 199 SBD, 325 Forestway, and 153-155 SBD.
- Violation letters were sent out – violation list was sent to the Board prior to the meeting.
- Shari has had no luck with her concrete contractor so Mitch will contact his regarding proposals on stoops and sidewalks that need to be replaced.

Old Business

- Basement flooding -update – engineer’s report in progress
- Light fixtures have arrived, we are awaiting globes, Shari will send out a broadcast email to homeowners regarding malfunctioning coach light fixtures and Quality Built will be directed to install new fixtures or repair old ones if possible.

New Business

- Best Lawn proposal #219355 was tabled until Spring 2020.
- The Board worked on the 2020 Budget and tentatively agreed on a \$10.00 per month increase in 2020 resulting in a monthly assessment of \$305.00 per unit.
- Davey Tree was awarded the 2020 contract for tree maintenance @\$51,945.00
- Pool Watch was awarded the 2020 pool contract @\$25,968.00.
- Parking pass fees were increased to \$400.00 for 1st vehicle and \$550.00 for 2nd vehicle.
- Clubhouse rental fee was increased to \$100.00.
- The Board discussed the hiring of a new management company for 2020 and non-renewal of the contract with Braeside. The Board agreed not to renew the Braeside contract. The Board discussed the pros & cons of the 3 companies (ACM Management, Lieberman Management, and

Villa Management) that met with the Board, made presentations as well as introduced the manager that would be assigned to the community. The Board interviewed the manager and a few Board members contacted referrals given for the company as well as the manager. A vote was not taken as to which management company would be awarded the contract.

- Next Board meeting will be November 6. Meeting adjourned at 10:10 p.m.
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Submitted by,

Denise Kennedy, Secy.