

**September 30, 2015**  
**Estates at Tremont Club Condominium Association**  
**Minutes**  
**Board of Directors**

The Board of Directors of Estates at Tremont Club Condominium Association met pursuant to the call on September 30, 2015. Those members present were Clyde Seidle, Edward Bobay, Barbara Cash, Gregory Davis and Keith Banks. Bridgette Stewart, Property Manager for RPM was also present

**Excused: Joan Buffington**

**Call Meeting to Order:** Clyde Seidle called the meeting to order at 6:30 PM and a quorum was established.

**REPORTS:**

**Minutes:** Greg Davis motioned to accept the minutes from the August 26<sup>th</sup> meeting as submitted. Keith Banks seconded. The motion was passed unanimously.

**Financial:** The July 31<sup>st</sup> financial report was reviewed. Barbara Cash motioned to accept the report as submitted subject to audit. Greg Davis seconded. The motion was passed unanimously.

The August 31<sup>st</sup> financial report was reviewed. Comments noted that the \$60.00 for tax preparation charge appears to above contract cost. Need explanation. Barbara Cash motioned to accept the report as subject to resolution of the above comment and subject to audit. Greg Davis seconded. The motion was passed unanimously.

**President and Property Manager:** There was no report from the property manager. The Action Item Report of 8/26/2015 was reviewed. Update to be provided to Board that will be dated 9/30/2015.

**OLD BUSINESS:**

**FHA Recertification** – Based on discussion this is not likely completed. Bridgette is to confirm the board insurance increase to \$336,000 is done or in the process. This is a HUD requirement. The Leasing Amendment was provided by K&C and was signed and returned for recording by K&C as authorized by the Board.

**NEW BUSINESS:**

**Davey Tree Fall Landscape Proposal.** Reviewed and discussed the need to replace the trees in this proposal. Barb Cash motioned to accept the proposal from Davey Tree dated 8/14/2015 in the amount of \$2,949.00 plus tax and that the cost thereof be paid for from the Reserve Funds. Ed Bobay seconded. The motion was passed unanimously.

**Committee Reports:**

**Duties and Regulations:** a reminder to continue to review the draft rules and regulations changes. Goal remains to approve by February 2016 in order to proof and print before the annual meeting.

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**Building and Grounds:** Ed reported the drainage work at 4756 Club Park was completed. The power washing of all but two of the 2015 units was completed. The two units not done was requested by the owners. Working on the items for the 2016 concrete contract. It is to include the porch slab grind and sealing at 4747 and the sunroom approach walk and steps at 4770. It will also include the next group of spalled concrete subject to the approval of the 2016 Budget. Ed presented a proposal to spray our trees and shrubs for bug control in 2016. He will ask for a more specific proposal on cost etc. to be considered as part of the 2016 Budget.

He also identified several dead shrubs at 4714 Clubpark that will be removed and added for replacement in 2016. He will also be contacting Davey about replacing an arborvitae at 4621 Prestige that should be covered by the warranty planted in October of 2014.

**Budget and Finance:** The board was provided a draft 2016 Budget that needs to be adopted by the end of October. A special board meeting will be held on October 12 at 2 PM to review this draft and make suggested changes so that it can be ready at the October 28<sup>th</sup> Board meeting for final consideration.

**Communication:** Greg Davis reported that a newsletter is in progress. He is planning an article about the board being able to begin enforcement of parking violations effective October 16, 2015. The required signs were installed on September 16<sup>th</sup>. The process will be a written citation for a 1<sup>st</sup> offense and a written citation for a 2<sup>nd</sup> offense that will result in a formal hearing on parking violations. A third offense would result in towing.

**Social:** Keith Banks. There was a Mugs and Muffins held on September 17<sup>th</sup> with about 30 in attendance. The next one is scheduled for October 1<sup>st</sup>.

The meeting was adjourned at 7:37 PM

Next meeting is Wednesday, October 12<sup>th</sup>, 2015 at 2 PM a Special Budget Review meeting.

Respectfully submitted  
Clyde Seidle, President.

These Board meeting minutes were approved by Board Action on October 28, 2015.



Clyde R. Seidle, President  
Estate at Tremont Club Board