

Heather Cove of NPR Condo Assoc., Inc.
Board of Director's Meeting
March 1, 2018
Minutes

Meeting called to order at: 5:02 pm.

Roll Call Members present were: Jeanann Lewis, Harold Ketchum, Steve James, and Sharon Hatcher. Roy Thornton was absent. MaryAnn Syraski represented Coastal Management.

Proof of Notice. Notice was posted prior to the meeting.

Approval of Minutes. Harold Ketchum moved to waive the reading of the minutes and approve the February 1, 2018 Minutes as presented; Sharon Hatcher seconded, and the vote was unanimous.

President's Report. Jeanann reported that there was an issue with noise at unit 109. Residents should call the police if there is a disturbance.

Treasurer's Report. MaryAnn gave the report for the period ending January 31, 2018. A motion was made by Sharon Hatcher to accept the report. Harold Ketchum seconded. All were in favor.

Manager's Report. MaryAnn gave the report. Board discussed the recent Board certification class.

Commette Reports.

Docks. Steve gave the report. The poles have been removed at the slip at dock A after they received a letter. A light is out on the walkway to the docks.

Web Page. Steve reported that the web page has been updated and he has installed a few firewalls to prevent some hacking.

Landscaping. Volunteers were thanked.

Unfinished Business.

Excessive water bills. There was a leak in the storage area of building 1. The dock water was shut off American Leak Détection was called in but couldn't find anything as there was a major leak. It was discussed redirecting the pipes to the docks. There was a motion by Butch Ketchum to call American Leak Detection to check the pipe and get prices on splitting the pipe from Dock B & A and have an electrician install conduit for future upgrade to electrician. Steve James seconded. All were in favor.

New Business:

Bills to be approved. Bills for repairs done this month needed to be ratified. A motion was made by Harold Ketchum to approve World Class bid for the dormer repairs at \$5,700. Sharon Hatcher seconded. Vote was three (3) for, one (1) against (Steven James).

A motion was made by Harold Ketchum to approve American Leak Detection's bill of \$175. Sharon Hatcher seconded. All were in favor.

A bid was received for the repairs to the floor of 326 from World Class in the amount of \$1800. Board discussed and it was agreed to get three bids.

Elevator inspection. A motion was made Sharon Hatcher to approve the elevator inspection at a cost of \$510. Steven James seconded. All were in favor.

Trash Jeanann stated that Heather Cove was billed for trash pickup. Gulf Landings is offering this free of charge. She spoke to Gulf Landings about this and was told it was taken care of.

Major leak for dock water. Board discussed in water bills.

Board discussed the large bikes in the bike rack in building 2 which is hindering the parking spots.

A discussion at length was held on the size of the space at dock A19. The survey in the office does not show dock sizes. Upon reading the survey, it was noted that the sizes were not part of the survey. Survey was taken for boundary line purposes. After much discussion it was decided that the board would do further research on this issue and would get back to owner either by mail or calling a special meeting.

Adjournment: Meeting adjourned at 6:45pm. Next meeting will be April 5, 2018 at 5pm.

Minutes submitted by Management

Sharon Hatcher, Secretary