

Heather Cove of NPR Condo Assoc., Inc.  
Board of Director's Meeting  
September 6, 2018  
Minutes

Meeting called to order at: 5:00 pm.

**Roll Call** Members present were: Jeanann Lewis, Sharon Hatcher, Harold Ketchum, Steve James and Colleen Dura. MaryAnn Syraski represented Coastal Management.

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

Harold moved to waive the reading of the minutes and approve the August, 2018 Minutes as presented; Sharon seconded, and the vote was unanimous.

**President's Report.** Jeanann gave the report attached to the minutes.

**Treasurer's Report.** Colleen gave the report for the period ending July 31, 2018. .

**Manager's Report.** MaryAnn gave the report. She summarized the Attorney's letter that the Association is responsible for any repairs to the unfinished surfaces within a condominium

Board discussed changing the code to the buildings. This will be done on October 15th.

**Commette Reports.**

**Docks.** Steve's report is attached to the minutes.

**Web Page.** Steve reported the website is up to date.

**Landscaping.** Palm trees have been trimmed. The over hanging branches from the trees on Dockside need to be trimmed.

**Unfinished Business.**

**Spectrum.** Jeanann discussed the change over that is going to take place with the cable.

**New Business:**

**Bills to be ratified.**

Unit 116 leak from 216 repairs \$200.00 by World Class  
Hinges for Building 2 door \$180 by Pasco Window

A motion was made by Harold and seconded by Sharon to approve the repairs. The vote was unanimous.

Cox Fire leak repair cost \$412. Motion to approve by Harold and seconded by Sharon. The vote was unanimous.

Delaware Elevator cost to replace contact list is \$575 a building. Board tabled.

Building 1 ball valve garage. Bid received was \$1300. Board tabled for more bids.

Repairs to Unit 325. The cost is \$1650 to repair and seal. The patio doors will have to be removed. Board voted unanimously to repair.

Jeanann reported that to repair the current drip in the fire line which is to repair the control valve to backflow is \$3,931. Or to replace the valve is \$5,137.00. Board would like to know the guarantee. A motion was made by Harold to rebuild the valve with a 90 days minimum warranty. If not replace if the warranty is for a year. Sharon seconded. All were in favor.

Board discussed replaces tine hinges in buildings 1 and 3. A motion was made by Sharon to have the work done. Harold seconded. All were in favor.

Board discussed removing the palm tree that has a bees nest in it. Jeanann will get a bid.

Next meeting will be a budget workshop on Wednesday, October 3<sup>rd</sup>.

**Adjournment:** A motion was made by Butch and seconded by Colleen to adjourn the meeting at 6:34 pm

Minutes submitted by Management

Sharon Hatcher, Secretary