

HARBOUR TOWNE CONDOMINIUMS
Board Meeting
2009

Steve Bradbury called meeting to order at 9:00am special guest Mike LeGay was introduced. Minutes from the September 5th meeting were approved ... Darrell Barber motioned, and Diane Roush seconded, adding that the meeting was adjourned at 11:15 am. It was requested that the minutes be changed to outline form.

All thing approved over the last quarter by email ..

W-701 granite countertops

Snow removal contract

Early closing of the upper pool due to a problem with the heater

W-808 flooring request

M & S Docks to install no wake buoys

Fall tree trimming

E-909 fireplace request, but have not yet fully complied with our approval ... they are supposed to install a shroud around the ugly box sticking out ... people at Pick's have not responded ... may need to invoke penalty

W-1404 more granite

W-603 waived their late fee due to severe illness

W-1201 boat installation

New management contract

Was also requested to waive late assessment penalty, for a homeowner that lost her husband in Oct. approved.

PROPERTY MANAGER'S REPORT

911 signs have been installed.

M&S Docks have installed all no wake buoys.

Colt Tree Service completed the tree trimming per Darrell's list ... some homeowner's weren't completely satisfied and would like a little more done.

Chimney's have been inspected and cleaned ... however, the E-501 placard is missing and needs to be replaced. Something will be noted in the deed that states that the fireplace is electric, and cannot be used for wood burning.

E-605 and several other units are building heavy fires ...not using split wood, but whole logs ... they are building large fires which are damaging the fire flues ... something should be done to eliminate usage of the fireplace in E-605 without first replacing the lining of the flue, or converted to gas. The unit has been put up for sale, and has been rented out.

Letters need to be sent out per the inspector's report that the fireplaces are not meant to heat the units, but rather for aesthetic purposes.

The fireplaces were an upgrade option, and therefore are the homeowner's responsibility for repair and upkeep ... including the installation of damper clips, which without, could cause carbon monoxide problems.

A bid was requested to get all the fireplaces safe and operational, and if the price is right, the Association will take care of the cost.

Backflow devices have been installed and seem to be working fine.

Water pressure is resolved.

Asphalt will be laid over the rock patch for \$1050 ...bid from Jim Chipley.

Motion was approved for the asphalt to be laid, and for Jim Chipley to be paid what he is owed.

It was questioned and stated that the meters are the responsibility of the utility company. Meters are located next to the vaults.

Request has been sent to the city for information on the meters.

Jim Chipley will be talking to the city regarding the installation of pool and irrigation meters.

Wanda Darr E205 Sent a letter regarding the mold in her unit in E-205 in the crawl space ... Dan & Joe both looked at it and in Nichol's Management's opinion, there is not enough of an issue to worry about.

E-606 still has a complaint about the water dripping on his carpeted deck from the unit above.

This was discussed in the September minutes, and determined that it could not be repaired without destroying the carpet. Discussion regarding repair solution followed. Estimate for repair and carpet replacement was requested.

Water pressure regulators are on our side of the meters.

Back flow valves are in the vault and are our responsibility.

TREASURER'S REPORT Inserted or attached

LANDSCAPE COMMITTEE REPORT

Tree trimming was completed this Fall ... more is needed, but can't be done until Spring ... most complaints came from E-900 building.

It was noted that the Feds were driving shoreline regulations set down from Ameren UE.

It was recommended that Vince Fargo take over as head of the committee, and that he could communicate with the Board through Diane.

OLD BUSINESS

A disappointing bid was received for working the stair towers ... just under \$10,000 it knocks out all the concrete, the steel pans underneath the landings ... does nothing with the steel that's remaining, does not include painting ... basically it's the same solution over here with the exception that they are going to use pressure treated wood. It does all of the landings that are in question. This issue needs to be reopened and reevaluated in early Spring. A deal has been made with homeowner's that if additional funds for the breakwater could be used toward the cost of the stair towers, that a special assessment could possibly be avoided. Bid discussion followed, as well as wood versus concrete & steel.

NEW BUSINESS

Treasurer Compensation ... It was motioned and seconded and approved that the treasurer be compensated the same as last year.

Shore Walk ... The Long Range Planning Committee recommended putting up a railing along the shore to be completed in 2011, which would cost around \$45,000. From a legal standpoint, the attorneys recommended that it be done. Discussion followed ... a powder-coated aluminum would be used for the railing.

Mold in E-200 ... All mold work was done on the inside of the unit, however now there is a problem in the crawl space. It was recommended that the plastic vapor block be ripped out and then sprayed with mold kill for now. Discussion followed regarding long range plans for the crawl space in 2010. The mold inspector had previously come out and gave a report as to what might need to be done in the future.

? Trying to refinance their unit, needs to prove to their finance company that they are not in a flood plain. Harm's Engineering performed the surveys for the property ... the cost would be \$600 to \$700 per building to get the elevation survey done. Discussion followed regarding lenders & their requirements.

Water pressure problems have been resolved. The meter that was originally installed was the wrong kind, therefore it wasn't working properly and that's why we were responsible for repairs ... however our responsibility is only from the outside of the meter in, therefore it is the responsibility of Lakeland or Lake Ozark. The city has abandoned the Utility Committee during the Administrator interim.

Basketball ... it has been recommended that a basketball net be installed. Based on Dan & Spencer's response, it was determined that this should not be done. There are issues with safety, liability and insurance, as well as the possibility of cars being damaged. It was suggested that it be put in by tennis courts, but the surface isn't proper for basketball. Discussion followed regarding possible locations and pros and cons.

Management Company Transition (Presley Management) ... Most of all files are in the storage unit on site. Vendor files & miscellaneous files are still at Nichol's and will be turned over when needed. Owner bills and payment files will be current as of 12/31/09. Lisa will work with the new management company during the transition. Letter of transition should go out to homeowner's on Harbour Towne letterhead in December. Discussion of the letter followed.

Meeting was adjourned at 11:26 am. Closed meeting followed regarding outstanding invoices.