

JASMINE COURT CONDOMINIUM ASSOCIATION
Board Meeting
MINUTES
February 18, 2016

A meeting of the Board of Directors of Jasmine Court Condominium Association, Inc. was conducted on February 18, 2016. Board members present were Bob Kronyak, Tom Petroske, Gerry Garrett, Dennis Baranec and Barbara Bell. Also present was Verna Lutz of Sandcastle Community Management.

The meeting was called to order at 10:01 a.m. and proof of due notice was accepted. A motion was made by Mr. Garrett and seconded by Ms. Bell to approve the minutes from the November 19, 2015 meeting.

NEW BUSINESS:

- **Landscape Contract:** Mr. Kronyak outlined the landscape proposal from Fields of Green compared with the current landscape contract with Outdoor Elegance. Fields of Green's proposal includes grounds pest control whereas Outdoor Elegance does not and therefore the association pays for a separate contract, consequently Fields of Green is slightly less. Discussion followed. Mr. Garrett made a motion to accept the proposal from Fields of Green pending clarification of irrigation and pest control schedule and send cancellation of services letter to Outdoor Elegance. Mr. Petroske seconded the motion. Mr. Kronyak, Mr. Garrett, Mr. Petroske and Ms. Bell voted in favor; Mr. Baranec was opposed to the measure.

Mr. Baranec made a motion to cancel the contract with Hughes Exterminators as they will no longer be needed with the new landscaper; Mr. Petroske seconded the motion and all voted in favor.

- **Gutter Cleaning:** Mr. Baranec made a motion to accept the proposal from Affordable Handyman in the amount of \$175 per building. Mr. Garrett seconded the motion and all voted in favor.
- **Tree Trimming:** Fields of Green provided a proposal for tree trimming. Mr. Garrett made a motion to accept the portion including the lifting of the canopy behind 2265 for \$900 and the root removal portion in the amount of \$225. Mr. Petroske seconded the motion and all voted in favor.
- **Roof Repairs:** Discussion of current damage at 2245. A review of all new roofs was provided.
- **French Drain:** The suggestion was made to have the local handyman clean out the drain.
- **Carport Painting:** Unit 2225 carport needs to be scraped and painted. A motion was made by Dennis Baranec to engage handyman Dan McLaughlin for the project; Mr. Garrett seconded the motion and all voted in favor.
- **Roof Replacement:** Verna was asked to obtain confirmation of pricing of the roof replacement quote received last year from Colonial Roofing, for consideration in summer 2016.

PRESIDENTS REPORT: Mr. Kronyak shared information from the master association board meetings regarding pool maintenance. He encouraged all owners to attend the master meetings so they will be informed.

ADJOURNMENT: A motion was made and seconded to adjourn the meeting at 11:14 a.m.; all voted in favor.

Respectfully submitted,
Verna Lutz
Recording Secretary