

Grandview at Crestwood Condominium Owner's Association, Inc.
Board of Directors Meeting Minutes
December 15, 2015

CALL TO ORDER

The meeting was called to order at 6:00 PM. A quorum of the Directors was established.

Board members in attendance were:

Lisa Huck
Sandi Lishen
Victoria Motamad

Absent Board Member(s):
Christina Coyle

Thomas Menzel arrived at approximately 6:30PM

Also present: Alysia Scott, LCAM – GRS Management Associates
Raul Medina, LCAM – GRS Management Associates

VERIFICATION OF DUE NOTICE:

The meeting sign was posted at the entrance to the community, clubhouse and all building bulletin boards.

APPROVAL OF THE PREVIOUS MEETING MINUTES:

The November 16th 2015 Board Meeting minutes were distributed. After review, motion by Lisa Huck, seconded by Sandi Lishen to accept the minutes as distributed and read. Motion passed unanimously.

OPEN FORUM: George Cortez (Unit 702) made an inquiry to the board on why was there an increase in the assessments from the previous year. The Board President, Lisa Huck and the Vice President, Sandi Lishen, explained the reasoning behind the increase. Patricia Gibbs (Unit 707) had concerns about (1) back gate (2) dead palm trees (3) landscape company's level of work.

PRESIDENT'S COMMENTS: none

FINANCIALS & AR DELINQUENCY REPORT:

Victoria Motamad reported on the financials. Lisa Huck made a motion to accept the financials and seconded by Sandi Lishen. Motion passed unanimously.

OLD BUSINESS:

- Installation of benches/tables, Alysia Scott to research some styles
- Camera installation, Get proposals
- Front gate repair, Alysia Scott to follow up with RSS
- Fixing of pump #2 for the irrigation system

NEW BUSINESS:

- Trip hazards around community, get proposal from Florida SideWalk Solutions since they have worked in the association in the past
- Roof painting (Future-look into who Kensington @ Royal Palm used)
- Paving Community 2016, Future- find out who Khovnanian may use and start to look for vendors
- The Association currently engages multiple legal firms for various matters. Motion made by Lisa Huck to consolidate and streamline association legal matters to Kort & Wortman P.A., seconded by Sandi Lishen.
-Motion passed unanimously
- New Pool vendor, Start on getting proposals from vendors as the service and quality of work being provided by the current vendor have declined
- Discussed possibly using accountant (Haffer and Company) for 2015 audit. Tabled, as the Board have not received information about this vendor and their services.

There being no further business, the meeting adjourned at 7:30 PM.

The next Board of Directors Meeting will be held on January 21st, 2016 @ 6:00pm

Submitted By:

Alysia Scott, LCAM, GRS Management Associates