

ENGLISH COUNTRY MANOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 13, 2023
MINUTES

The meeting was brought to order by William Atkins, President, at 6:15 p.m.

Aaron Weaver, Treasurer, reported on year-to-date finances; stating that the pool is very over budget and expenses are being analyzed.

Mr. Atkins, stated that the current lawsuit with State Farm Insurance has to be adjudicated by July 3. State Farm has been charged with acting in bad faith. Some items, such as the gym have still not been completely fixed. It is expected that this lawsuit will be settled soon.

By-Law changes are currently underway for the dog weight-limit issue. Any changes will only be applicable to new unit owners. There is also a concern for the number of FHA mortgage loans that are being approved for the condos. It was recommended that a limit be established, or not allow FHA loans at all.

The roof on the building on Yorkshire way was replaced and discussion took place on the parking problems that resulted.

Larry Jones, Secretary, reported that the first phase of installation of new lights on the garages was finished.

Landscaping around the Manor House, which was damaged from the flood repair, will be done once the lawsuit is settled with State Farm. Estimates will be obtained. Laura Subock, Vice President, commented on the tree trimming, saying that it looked nice.

Current security system code won't work on any new systems. If we go to a key fob, the charge will be \$25 each.

Craig Conway, from JC Properties, will get key fobs and work with Phase 2 in getting them distributed. There will be a Town Hall meeting held to inform residents of the new security system. The system will take a picture of every key fob and will record more information than before. It was also mentioned that the keys do not work on the doors from the Manor House to the pool.

Commercial vehicles have become a problem. We need to re-enforce No Commercial Vehicles. Sandy Judd mentioned that Phase 2 is making residents park commercial vehicles up on Gateway Drive.

The pool was discussed. Pool parties are a possibility to raise money. The switch for the Jacuzzi was not working. Guests- 2 guest are allowed as part of membership. Up to total of 5 will be allowed at a cost of \$5 each for additional 3. There will be 3 adult swim nights, June 24, July 2 and August 19.

Marilyn Rodriguez mentioned that there is still smoking in the breezeway of 601 and 603 Squire Lane.

Other items discussed were poor response from JC Properties, quality repairs are not being made to cut costs. Plumbing problems are investigated and mitigated in first and second days. Replacement of common pipes do not require bids, which put the schedule to fix out around 3 weeks.

The meeting was adjourned at 6:50 pm.

Larry Jones,
Secretary

Date