

Isola Bella Estates Homeowners Association, Inc.
MINUTES OF BOARD OF DIRECTORS MEETING
April 9, 2018-6:30pm-Clubhouse

MINUTES

Call to Order: Murray Pearlman, BOD President, called the meeting to order at 6:30pm.

Establishment of a Quorum: Murray Pearlman, Jacki Katz, Nancy Cannon, Richard Lanning, and Bill Wagenmann were present.

Approval of minutes from the March 26, 2018, BOD Meeting:

Motion: Bill Wagenmann made a motion to approve the minutes, Richard Lanning seconded, all in favor, minutes approved.

NEW BUSINESS:

- **Ooma Phone Service:** Ooma is the phone system used at the HOA office.
Motion: Murray Pearlman made a motion to continue this service, Nancy Cannon seconded, all in favor, motion passes.
- **Reserve Study:** Ongoing. A site visit was made on April 4, 2018, by Association Reserves, Inc. A report will be forwarded once it is complete.
- **Engineer (Clubhouse Renovations):** Thompson & Youngblood Engineering consultants is reviewing building plans for the clubhouse. A site visit is scheduled for April 10, 2018.
- **Documentary Tax Stamps, 9734 Via Amati:** The home has been sold. The Association has been notified by the Dept. of Revenue that they must pay a Doc stamp fee in the amount of \$6,144.73. Notice of Decision was denied and the Association's Attorney recommends paying vs appeal.
Motion: Jacki Katz made a motion to pay the fee and not appeal. Murray Pearlman seconded, all in favor, motion passes.

OLD BUSINESS:

- **Clubhouse Renovations:** A visit was paid to Isola Bella (they have an identical clubhouse) to gather information on maintaining the humidity, and controlling the outside air circulation system. The engineer will provide an evaluation. A proposal for mold remediation and repairs has been requested from Depauli Company. *Insurance claim Status: adjuster has not heard from the Property Manager since February 6, 2018.*
- **Pumps, Clocks and Irrigation:** Total Irrigation has continued work on pumps 1 & 2 and progress has been made. Total Irrigation has submitted a proposal for monthly wet checks of the entire system (4 clocks) for a total of \$2,800.
Motion: Bill Wagenmann made a motion to approve, Murray Pearlman seconded, all in favor, motion passes. Protek will be given formal notification of termination of their irrigation contract.
- **Tree Trimming:** Southern Arbor submitted a proposal for \$57,000, reduced from \$67,280 last year.
Motion: Richard Lanning made a motion to approve, Bill Wagenmann seconded, all in favor, motion passes.
- **Management Contract:** Campbell Property Management notified the Board that they would be terminating the management contract effective April 30, 2018. The Board has reviewed companies and the possibility of hiring an independent Manager. After much discussion, two groups will be considered: Tallfield Community Assoc. Management and First Choice. Further discussion needed.

The floor was opened to owners and all questions and comments were addressed.

With no further business to discuss, the meeting was adjourned at 8:15pm.