

## **Villas of South Commons Board Meeting 12/9/03**

Meeting was called to order at 7:10 PM.

Board members present were:

Kristin Bottom, President  
Stewart Cook, Vice President  
Jacob Rosenfeld, Vice President  
David Arenberg, Treasurer  
Gene McClure, Secretary

- Owners present were Marilyn Schencker and Laura Rosenfeld
- Minutes from the 10/28/03 annual board meeting were read and approved. At that meeting Whitney Mertz was elected co-president, subsequently she resigned leaving Kristin Bottom as the sole president of the board.
- Proposal was made for a non-board member to take minutes at each of the meeting at a cost of \$50 per meeting. A motion was made and seconded and approved unanimously.
- A committee to contact and meet with prospective attorneys was appointed. The committee comprises Stewart Cook, Dave Arenberg and Gene McClure.
- The budget for calendar 2004 which had previously been mailed to all Villas unit owners and calls for a 5% increase was voted on and approved.
- Late fees are waived once per year.  
Additional late payments are billed \$25 and a letter is sent, each month an additional \$25 is assessed.

### **Management Report--**

- Plantings on the South side of the pond do not get watered by the irrigation system. Fiore will charge \$1300 per association to add to the system to water those areas. Rowhouse refuse to participate.
- Edy will ask Fiore to quote a price to periodically hand water those areas.
- Fiore submitted a 2 year contract for landscape services at a 3% increase. Will meet with Fiore in January to iron out details of the contract.
- Management provided letters concerning annual Compilation and Income Tax, and Reserve proposal for Board to discuss. No action taken.
- Board meeting dates for 2004 will be 2/24, 5/11 (annual meeting), 7/13, 10/12, 12,7.
- Satellite dishes--item tabled until we can discuss with (new) attorney.

### **New Business--**

- Street parking during snow--letter will be sent to owners.
- Adjourn at 8:32.

Submitted by Secretary Gene McClure 12/21/03