

MINUTES OF BOD MTG. 5/15/25

Mtg. called to order by Jim Callas, Pres. At 4:03 p.m.

ROLL CALL: Present are Jim Callas, Pres. Jason Wilson, Treas., Nikki Ferris, Secty., Terry Becker, Appointee, and Billy Rivera, Semper Fi Mgmt. Quorum met.

Financials reviewed

Management: Mulch & Rock payment not yet made. Still many unresolved issues. Motion to withhold payment

Reviewed owner complaints about regrowth of pruned shrubs on Forsythia

Until all satisfied made and passed. Inspection mtg. of property scheduled for 5/21/25 @ 1pm by Billy, Jason and Nikki

Disruptive tenants – Bldg. 17 problem tenants have been given eviction notice. A total of \$375 in fines have been imposed. Tenants supposed to vacate today.

Still awaiting update on fines amounts and fine schedule.

Will continue to plan revote to change master deed to eliminate short term rentals. Also suggestion made to initiate a screening process of tenants by BOD.

Strong letter to be sent to “Steve” regarding vandalism during florr project.

No word yet on dryer vent cleaning. Jim agreed to contact ResQ to follow up on getting on their schedule.

Still no progress on engineering report. Master Deed reviewed by Jason confirmed can be architect or licensed contractor. Billy to seek contractor for job.

New Business- Up & Over roofing has been contacted to repair gutter problem on Bldg. 1.

Sunco has inspected indoor pool heater and is working fine.

BBQ's- informed Billy most BBQ in disrepair. He will get pricing to repair and/or replace. Will speak to our cleaners regarding cleaning of BBQ's.

Sidewalk repairs okayed and contractor to contact us in 2 weeks.

Beautification Committee- Billy to discuss with Phoenix their cost to maintain garden at mail kiosk.

Mtg. adjourned by Jim Callas, Pres. At 5pm.