

MINUTES
LIME BAY PHASE 4 MEETING
THURSDAY, FEBRUARY 21, 2019 in the CLUBHOUSE BALLROOM

SALUTE AT 7:02PM

MINUTE OF SILENCE 7:03

ROLL CALL

Abe

Tom

Rob

Jim M

Lorraine Thomas, Phoenix Property Management Services

Marcie....walked in at aprox 7:10pm

Aprox 11 owners were present

CALL TO ORDER: by Abe Goldcman, President 7:04PM

SECRETARY'S REPORT: read by Lorraine

TREASURERS REPORT: Rob read the amounts in BB&T and FCB Banks

PRESIDENTS REPORT: Abe spoke about.....

Concrete has been repaired in several locations

Shrubs removed by bldg. 15 near fire hidrants

Elevator company dealt with....all resolved.

Roofs all good with heavy rains

Conversation about landscaping bids and elevators.

Bldg 18 / open door button is jammed in.

OLD BUSINESS

Susan Burns gave info on the website and gave a handout for the website access.

Documents, photos, calanders, etc.....

Jim spoke about the importance of insurance, liabilities and if you don't have insurance the cost falling back on the community.

Lorraine spoke about protocol when an owner has an issue.....during business hours: call Iris, Iris will call Dorian and then call your insurance. After hours: call Phoenix and the manager on duty will guide you.

NEW BUSINESS

Fine Committee – Tom asked for volunteers and explained the responsibility. Arlene suggested calling the police for expired tags. Discussion took place about tenants vs owner fines.

Susan questioned about illegal tenants. Dorian and Natavia have been working on the people who are not documented as current renters.

Open Forum:

Arlene asked about 10% rental cap. Discussion was had on bylaws that are being revised. It is currently 18 months hold time before renting which will potentially go up to 36 months.

Susan suggested guidelines and a job description on the fine committee

Barry spoke about cars that are not suppose to be here. I suggested he notify the office and gave him the email address earlier in the meeting

ADJOURNED at 7:47 by Abe and 2nd by Jim .