

Lakemont Cove Condominium Association, Inc.

Board Meeting Minutes for 3/20/08

Call to Order:

The meeting was called to order at 10AM by Wayne Klinkhamer, President. Present were Board members Wayne Klinkhamer, Keith Pitcher, Paul Thomson, Jim Murphy, Denis Avagliano and Brad Thomas of Sandcastle Management. Also present at the meeting were 19 homeowner representatives.

Board Member Reports:

Each of the Lakemont Cove Board members presented an update on their area of concentration.

Keith Pitcher reported on the area lighting issue-- recent installation of new bulbs currently being tested that will enhance brightness and reduce costs.

Jim Murphy reported on several improvements in the pool, clubhouse and bathroom areas (e.g. new heater for pool hotub, fans in clubhouse, etc.). Volunteers will be assisting Jim to remove wallpaper and paint the bathrooms and clubhouse. In addition, a proposal was made and approved by the Board to replace the bathroom doors.

Paul Thomson stated that the interest rate on investment CDs and interest income has declined based on current financial market conditions. Paul will be coordinating new signature cards for the 2008/2009 Board members.

Wayne Klinkhamer attended the recent PLCA meeting and also will be meeting with the PLCA rep with Jim Murphy and Denis Avagliano to discuss Lakemont communications utilizing e-mail addresses.

Denis Avagliano stated that an enhancement to provide on-line forms input is being proposed by Barbara Nattinger. In addition, a Lakemont Cove communications team of volunteers is being created for the newsletter and overall community information.

Brad Thomas, Sandcastle Community Assoc. Mgr. reported on a recent insurance meeting attended by Wayne Klinkhamer and Paul Thomson. The overall goal is to reduce insurance costs for Lakemont Cove. He also reported on the upcoming annual fire sprinkler certification and the need to have access to all condominiums at Lakemont Cove. Florida State requirements mandate that all owners must provide a key to the management company to gain access to their condominium. Any incremental costs to gain access to an apartment to perform fire sprinkler inspection will be absorbed by the owner.

Unfinished Business:

Oak Tree Replacement: Approval was granted by the Board to Keith Pitcher with the coordination of the Oak Tree replacement at Lakemont Cove. Keith will review the tree selection and installation with the DRC. An estimated cost provided by General Tree Service of Collier, Inc. is estimated at \$550-\$750.

New Business:

The Lakemont Cove Board approved the following items:

- Eric Gutwein screen repair and modification must be approved by the DRC.
- Barbara Nattinger proposal to purchase software for on-line forms input via the Lakemont Cove website. Cost is estimated at \$159.
- Sandcastle was granted approval to handle the water leak issue at a Lakemont Cove condominium.
- Exterior paint approval (options 2 and 3). Brad Thomas will obtain a current bid proposal.
- Griffith Paving has been approved to restripe the parking lot and roadway areas at a cost of \$800.
- Roofing Update: Brad Thomas is coordinating with Western all Lakemont Cove roof leaks. E3 will be evaluating Paul Thomson's roof leak at a cost estimate of \$1,600.
- Dryer Vent Cleaning: Lint Out has been approved to clean all 124 Lakemont Cove exterior pipe dryer lint outlets at a cost of \$ 2,790. Homeowners will also be given the opportunity to clean the interior dryer lint outlets at a discounted cost of \$30 per unit. Homeowners

will be responsible for the cost and access by Lint Out to their condominium on the day of cleaning.

- Jim Murphy was granted approval to hire Jim Allen to replace the two bathroom doors at a cost of \$945 per door.

Open Floor to Members:

Brian Hemsworth reminded all attendees of the importance of voting for the upcoming PLCA Election.

It was motioned and seconded that the meeting be adjourned. Motion carried.

Meeting adjourned at 11:50 AM.