

**MINUTES**  
**430 LINDBERGH CONDOMINIUM ASSOCIATION**  
**MARCH 16, 2005 MEETING**

- I. Meeting was called to order at 7:05 p.m.
- II. Officers present: Christina Jimenez, Charlie Corkran, Dave Mandeville, Ray Sluzas, and Drew Barton. Absent: None. Quorum was established.
- III. Previous Meeting Minutes
  - a. Minutes of the February 16, 2005 meeting were approved.
  - b. Board agreed to post minutes of meetings on the Condominium Association's website, edited to remove any personal and financial information.
- IV. Manager's Report
  - a. No report (Penelope Morgan of CMA was not present).
- V. Old Business
  - a. Cleaning of vomit-stained carpet in Building L still not performed. Penelope should follow-up with Jowers Cleaning Services.
  - b. Damaged door at rear entrance to K Building: CMA needs to provide remediation options (replacement vs. repair) and associated costs to the Board. If the party responsible for the damage is not identified, the cost for remediation will be charged to the homeowners of K Building. Prior to such a charge, a letter will be sent to the homeowners; Charlie will draft the letter for Board review.
  - c. Penelope needs to provide status update of other open items. Board suggested that she should be asked to provide weekly reports.
    - i. Billing of M5 - \$1,000 for deductibles reimbursement.
    - ii. Owner information sheets.
    - iii. Letters to lessors to receive copies of leases.
    - iv. Letter to the homeowners in Building L re: trash in common hallways.
    - v. Directing the cleaning service to do back hallways more often than the front hallways.
    - vi. Permanent "units for sale" sign.
    - vii. Costs of permanent tubes by community bulletin board.
    - viii. Cost of getting dog waste bag dispenser.
    - ix. Bank signature cards (to see if they need to be signed by current officers).
- VI. Work Orders
  - a. No discussion.
  - b. Penelope to report on open work orders at next meeting.
    - i. Fix siding on Building B.
    - ii. Blanton Plumbing to look at the rusted pipe on the hot water heater in Building E.
    - iii. Leaning trees around pool.
- VII. New Business
  - a. Traffic light/road improvements: To take advantage of the new traffic light to be installed at the intersection of Lindbergh Drive and Peachtree Hills Avenue, the entrance driveway would have to be realigned. The cost for this work would be borne by the property owners (previously estimated at \$40,000). The City would pay the cost of the traffic light modification. A special meeting of all owners would have to be held

to approve a special assessment (approximately \$625 per unit) for this work. The Board will investigate this topic further prior to calling for a special meeting. Drew will verify the City's requirements and Charlie will canvas some of the property owners to determine interest.

- b. Landscaping: Drew, Penelope and Ray met with LMS on March 9th to evaluate the property site conditions. Major items that need attention to improve the condition of the exterior are trees in the common area, drainage and erosion, mole infestation, pet control, and trees by the pool. LMS will prepare proposals to address these problems. Drew has also talked with other landscaping service providers and will get quotes to replace trees by the pool, treat the soil to remove grubs (source of mole problem), prune large trees to reduce canopy to allow more sunlight to grow grass, and perform monthly landscape maintenance. Drew has researched the cost of purchasing dog cleanup bags and dispensers. Motion to purchase two dispensers and packages of bags was approved.
- c. Party: Some residents of B Building have requested approval to hold a private fundraiser party in the central courtyard on April 9<sup>th</sup>. Event will be held during the day, confined to the area in front of B Building, and attendees will be directed to park off-site. The organizers have received agreement from the other residents of B Building, will supervise the activity, and will clean up after the event. Board approved the request.
- d. Pool Furniture: Christina will investigate cost of purchasing additional furniture for the patio area by the pool. Items being considered are a buffet table, 2 tables and several chairs.
- e. Pothole by Building F: There is a pothole in the driveway by the northwest corner of F Building. CMS will be asked to investigate repair of roadway.
- f. Walkthrough Items: Penelope and Ray conducted a property walkthrough following the site meeting on March 9<sup>th</sup>: Penelope recorded observations. David conducted a separate walkthrough and presented his punch list to the Board. Burned-out lights in stairwells continue to be a chronic problem. Charlie and David agreed to replace bulbs in phases.

#### VIII. Financials

- a. Board reviewed current financial report.
- b. Payment to Arrow Exterminators was questioned. Drew reported that he was told that this was for the termite bond. Clarification by CMA of this payment is needed. CMA also needs to be reminded that expenditures greater than \$500 require authorization by the Board.
- c. Current CD at SouthTrust will mature on 4/23/05. The Bank of North Georgia is offering an attractive rate for CDs; Christina will investigate and report to the Board.
- d. Outstanding loan is due July 1<sup>st</sup>. Proposals for new loan were reviewed and discussed. Christina will investigate further and report back to the Board.

The April Board meeting will be held April 20 at 7 p.m., location TBD. Assignment for the next property inspection TBD.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Raymond Sluzas