

**MINUTES**  
**430 LINDBERGH CONDOMINIUM ASSOCIATION**  
**JULY 20, 2005 MEETING**

- I. Meeting was called to order at 7:05 p.m.
- II. Officers present: Christina Jimenez, Drew Barton, Dave Mandeville, and Ray Sluzas.  
Absent: Charlie Corkran. Quorum was established.
- III. Previous Meeting Minutes: Minutes of the June 15, 2005 meeting were approved.
- IV. Manager's Report
  1. Penelope Morgan from CMA emailed a flyer about entrance and exit one-way traffic to the Board. Christina will post copies at all mailboxes.
  2. LMS was directed to not install flowers.
  3. CMA sent income and balance sheet info to Pete Marsala.
  4. Address and phone number for A6 owner checked.
  5. Penelope reported on costs associated with garnishment fees.
  6. Penelope contacted homeowner about payments of charges in arrears. Board discussed potential actions. Board determined to proceed with garnishment proceedings.
  7. Drew took care of tree patching.
  8. LMS has been notified of termination of contract. Drew has signed an agreement with new landscape maintenance company. He will send a copy of the signed agreement to Penelope for CMA files and electronic distribution to Board.
- V. Work Orders
  1. Recent work orders were reviewed.
  2. Work Orders #11 and #14 should be closed.
  3. Work Order #22 is still open. CMA will investigate light fixture repair/replacement.
  4. Work Order #23 has been completed with a temporary patch. Roofing repair contractor is sending a proposal for permanent repairs to CMA. CMA will forward it to Board.
- VI. Old Business
  1. None.
- VII. New Business
  1. CMA will investigate flooding problems in laundry room. CMA will contact laundry room service provider to report on-going problems with broken washing machines. Penelope will inform the Board of the specific provisions of their contract with the Association.
  2. CMA has been contacted by a homeowner requesting clarification of provisions in the Association documents regarding damage to homeowner's property from a pipe leak in another unit. CMA will research Association provisions regarding this issue.
  3. New grounds maintenance contract with NatureCare has been signed.
  4. Homeowner questions/comments: Positive comments have been received about the summer color flower plantings.
  5. Homeowner questions/comments: Repair/repainting of metal canopies will be considered in next year's budget.
  6. Homeowner questions/comments: Installation of pine straw and other landscape improvements will be discussed with new landscape contractor and an action plan will be developed.

7. Drew will put a notice on car by Building L that has a flat tire and has not been moved in quite some time.
8. A sign, reminding users recover the grilles after use, will be installed.
9. A flyer reminding pet owners to clean up after their pets will be prepared.

VIII. Financials

1. Board reviewed current financial report.
2. Foreclosed unit's account will be re-categorized as a bad debt instead of overdue since collection will be impossible.
3. New loan has been executed.

The August Board meeting will be held August 17 at 7 p.m., in Christina's condo. Christina will conduct the next property inspection.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Raymond Sluzas