

**MINUTES**  
**430 LINDBERGH CONDOMINIUM ASSOCIATION**  
**AUGUST 17, 2005 MEETING**

- I. Meeting was called to order at 7:05 p.m.
- II. Officers present: Christina Jimenez, Drew Barton, Charlie Corkran, and Ray Sluzas.  
Absent: Dave Mandeville. Quorum was established.
- III. Previous Meeting Minutes: Minutes of the July 17, 2005 meeting were approved.
- IV. Manager's Report
  1. Penelope Morgan from CMA reported on actions taken since the last meeting.
  2. Investigation of water leakage problem in Laundry Room is on-going.
  3. Meeting with Fred Prangle to discuss quote for one time paint touch-up scheduled for August 23 at noon.
- V. Work Orders
  1. Outdoor light fixture at Building A required rewiring.
  2. Wasp nests removed in various locations.
- VI. Old Business
  1. Laundry Room flooding: See Manager's Report above.
  2. Building B water leak: Issue resolved.
  3. Paint Touchup: See Manager's Report above.
- VII. New Business
  1. Rentokil Invoice – Wasp Nests: OK to pay.
  2. New Landscaping Company:
    - a. Fungicide spraying completed.
    - b. Crepe Myrtles by pool untied and stakes removed.
    - c. In next few weeks they will treat lawn to remove weeds; bare patches may appear until new seeding grows in.
    - d. They will clear drains and remove trash by grilles.
    - e. Quote received to re-set curb by Building G. Board approved motion to reduce loan repayment from \$2800 to \$2100 for September only and use the \$700 to re-set curb.
    - f. Bushes will be trimmed to fill out bottoms.
    - g. Question raised about who cleans spider webs on exterior of buildings, especially around windows. Penelope will contact Jowers and obtain a price quote to do the work and what method would be used (pressure washing?).
    - h. What can be done about trees on CSX property that overhang our property?  
Penelope will attempt to contact CSX to discuss issue.
  3. Budget Preparations: Process has been started. Increases in prices for recurring expenses such as natural gas need to be considered. New capital improvement projects can also be considered. Possibility of scheduling a separate Board meeting can be considered.
  4. Homeowner questions/comments: Repair of attic fan in one building requested. CMA will inspect fans in all units to determine extent of fans in need of repair/replacement.
  5. Homeowner questions/comments: Automatic sprinklers activate at incorrect time. Penelope indicated that the sprinkler timer needs to be reset every time there is a power outage.

6. Homeowner questions/comments: Hot water heater problem in Building J. Problem has been fixed. Communications to CMA about such problems should be via voice mail (versus e-mail) to assure rapid response.
7. Homeowner questions/comments: Drain in basement of Building J that condensate lines from HVAC units connect into needs to be checked for proper drainage. CMA will check drains in all buildings.

#### VIII. Financials

1. Board reviewed current financial report.
2. Some financial details about close out of old account need to be resolved. Christina is continuing to work out these issues.
3. Foreclosed unit's account removed.
4. Garnishment process for unit severely in arrears will be started and may take several months.
5. CMA will send demand letter to another unit in arrears.

The September Board meeting will be held September 21 at 7 p.m., location TBD.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Raymond Sluzas