

**MAGNOLIA SQUARE
CONDOMINIUM ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS BUDGET MEETING**

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The meeting of the Board of Directors Budget Meeting was held on Monday, November 14, 2016, in the Association Clubhouse. Notice of the meeting was posted at various locations within the common property. A copy is attached.

The meeting was called to order by Jim Cornell, President at 7:05 p.m.

Present: Jim Cornell, Ron Watkin, Ray Biggart, Brian Cassin, Manager Michelle Sampson, Ron Godward by Skype

Unit Owners present: List attached:

Approval of Minutes of the Aug. 31, 2016 Meeting.

Motion made by Ron Watkin, seconded by Brian Cassin and carried unanimously to approve the minutes and waive the reading.

Approval of Rental for Units #801, 1101.

Motion made by Brian Cassin, seconded by Ron Godward and carried unanimously to approve the rentals for units #801 and 1101.

Approval of Sale for Units #1103, 1504, 1703, 1803, 1804, 2101 and 3404

Motion made by Jim Cornell, seconded by Ray Biggart and approved unanimously to approve the sales of Units #1103, 1504, 1703, 1803, 1804, 2101 and 3404

Approval of Patios: #2603, 2604, 3201, 3503 and 3603

Motion made by Ron Godward, seconded by Brian Cassin and approved unanimously to approve patios for units 2603, 2604, 3201, 3503 and 3603

Approval of Tree Removal

A tree had fallen from Mag. Sq. onto Sun Pointe property.

Motion made by Ray Biggart, seconded by Ron Watkin and approved unanimously to approve the removal of a tree by TLC for \$1225

Approval of Change Orders for the 1300 & 1400 Building Roofs

The sheathing on both roofs had dry rot. Cost; #1300 building - \$6,678, #1400 building - \$5,640

Motion made by Jim Cornell, seconded by Ray Biggart and approved unanimously to approve the change orders to the #1300 and #1400 buildings

Approval of 3400 Building Drainage Proposal

A relief drain is required to stop pooling of rain water in front of 3103's door. TLC is a preferred contractor.

Motion made by Ron Watkin, seconded by Ray Biggart and approved unanimously to approve the installation of a drainage pipe at the 1300 building for \$1,805.

Approval of Storm Water Drain Repair Proposal

The west side storm sewer has failed and needs to be replaced. TCT, the preferred contractor, submitted a proposal to repair 40 ft for \$13,690 or the whole section (300 ft) for \$35,750.

Motion made by Jim Cornell, seconded by Brian Cassin and approved unanimously to approve the repair of the storm drain for \$35,750.

Discuss Security

Motion made by Jim Cornell, seconded by Ray Biggart and approved unanimously to approve the purchase of a two camera security system for the maintenance building at a cost of \$209.99 plus tax

Discuss Shuffleboard Court Rehabilitation

Motion made by Ron Watkin, seconded by Brian Cassin and approved unanimously to approve the leveling and resurfacing of the shuffleboard courts (Kurt's \$600 plus leveling)

Discuss Landscaping

A discussion to purchase pine bark was tabled for further review

Discuss Recycling

Motion made by Brian Cassin, seconded by Jim Cornell and approved unanimously to approve the twinning of the garbage bins with recycle bins

Discuss Defibrillator

A motion to purchase a defibrillator was tabled for further information

Approval of Budget

Harry Graham spoke to the budget regarding carports, legals and bad debt foreclosure

Barb Peacock questioned what years the repaired roofs had been previously resingled, how many of the sanitary/storm sewers had been repaired and queried our insurance deductable.

Treasurer Ron Godward gave an overall report on the 2017 budget. He highlighted the changes made to the initial proposed budget mailed with the First Notice. No change was made to the 2017 monthly assessment of \$325 per unit.

Motion made by Jim Cornell, seconded by Brian Cassin and carried unanimously to approve the budget as presented.

There being no further business:

Motion made by Brian Cassin, seconded by Ron Watkin and carried unanimously to adjourn the meeting at 8:45 pm.

Respectfully Submitted

Ray Biggart
Secretary

Minutes Not Approved