

Forest Park1 Board of Directors meeting June 3rd 2020.

Meeting was called to order at 6:04 p.m.

In attendance: Chris/Ameritech, Asha/President, Sheri/Secretary.

Participating on phone: Don/Director.

Absent: Martin/VP, and Jerry/Treasurer.

There were three owners in attendance.

Don made a motion to waive the reading of the minutes from our prior meeting. Noted, the prior meeting minutes have not yet been accepted.

Updates from property manager, Chris/Ameritech:

Since our last meeting:

Interior termite inspection was performed on first floor properties, we have a new landscaper, pond work has been completed, lighting changes were performed on stairwells, Spectrum bulk package has commenced, all gutters were cleaned. Community signage was updated, updates were performed to website for architectural changes, windows and doors to be Universal. Chris to obtain cost to wet saw under pond outflow grate to level the grate.

New business:

Swimming pool poles need re-anchored.

Swimming pool sign to be completed by Fast Signs with some wording changes.

Asha recommends obtaining new pool deck furniture. There was some discussion on this, the new furniture will all need to match. We will be selling the old furniture on a public forum.

Discussion: stocking up on globes for Community lights on stairwells; as these globes break we are having difficulty finding matching Globes.

Spectrum was supposed to deliver the clubhouse package however it has not been received yet.

Community rentals have been updated, we are at 30% capacity with rentals however, discussion continues on Max one rental per building per our Declarations.

We agreed we will be hanging a holder in the clubhouse hallway area to make available to owners a new newsletter that's being created by Asha and other community news including: Landscaping schedule, irrigation schedule, meeting minutes Etc.

Our annual budget for irrigation is \$5,100. We agreed to repair the irrigation lock boxes for irrigation timers.

It was inadvertently discovered that one of the unit owners is in violation of "no business use" of the unit. A violation letter was sent.

Chris to obtain three bids for power washing for Forest Park Community. Estimates to include first and second floors, patios, sidewalks and Evans Street sidewalks.

An outdoor back porch light inspection on lower level needs to be performed and estimates obtained if anything is required.

Asha requests any suggestions on a newsletter she is developing be emailed to her.

A workshop will be scheduled to discuss 3 Clubhouse cameras.

Chris to obtain updated estimates with a revised plan for the Northeast dumpster area.

Piper fire protection estimate for new manual Pull Station is needed.

Sheri has developed a list from board members on what keys they possess and also providing pool heater code, Clubhouse thermostat code and lockbox code for pool service provider to have available for all our records. The list will be complete once this information is obtained from Jerry Queen.

Sheri made a motion to adjourn the meeting at 7:50 p.m., Don seconded the motion.

It is noted we forgot to set our next meeting date.