

Marston Shores Homeowners Association
Minutes
August 15, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on August 15, 2018. Board members present were Tom Guetz, Michele Salisbury, Sherry Benner and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Richard Hagman, John Benner, Mike Sims and C.P. Estes.

Tom Guetz called the meeting to order at 3:04 p.m.

The July 2018 meeting minutes were reviewed and approved as presented. Salisbury motioned, McDonald seconded; vote was unanimous.

ACC Requests

John and Sherry Benner – 7270 West Stetson Place #39. The solar panel request was finalized. The solar panels will be placed on the flat roof. The owner will paint the utility boxes for the solar panels when provided paint after installation. Salisbury motioned to approve the request, McDonald second. There were four yes votes with Sherry Benner abstaining.

Dennis and Amy Davis – 7300 West Stetson Place #45. Mr. Davis is proposing to build a solid wall over the louvered wall between his home and unit #44 on the back patio. Mr. Hagman at #44 provided a sign off sheet, noting he was fine with the project. Salisbury motioned to approve the wall, as long as a Restrictive Covenant Endorsement is provided, Benner seconded; vote was unanimous.

Deck Issues

Any further deck work is tabled until 2019.

Maintenance Issues:

All carpentry is completed for the final work for the painter. The only items pending on the maintenance chart are deck issues and cement caulking.

The Board reviewed the cement bid. There is much more work that needs to be done than the Association can afford at this time. Brian Reid and Tom Guetz will meet and walk the community and determine what items can be removed from the list of repairs and caulking.

Landscape Issues:

The Landscape Committee met yesterday. They denied the request for a tree at Unit #1 because a stake has not been provided. C.P. Estes said she was putting this off until the spring; it can be revisited at that time.

The committee reviewed the bid from KC Services for planting along the side of #13. Michelle Salisbury has been trying to get in contact with KC to discuss and modify the plan. It will then be submitted to the Board for final approval.

Tom Guetz noted that after the latest hail storm, KC's crew blew the debris into the beds and across the street. Brian will talk with KC about this issue, and a lack of supervision.

Several owners have been fined for not maintaining their personal areas around their back patios. One owner has some pots with plastic flowers in front of her home as well.

Financial Statements:

Brian reviewed the financials for July 2018. The Association ended July 2018 with \$63,051.99 in cash. The Association is currently \$13,496.27 under budget in operating, but over budget in reserves because several flat roofs have needed replacement this year. There are numerous roof leaks that Brian has contacted Horn Brothers about. To date, they have not contacted the owners. Concerns for funding all of these roofing expenses was voiced. Everyone that is delinquent is working on their past due balances, except for one owner that is with the attorney.

The financial statements were approved. Salisbury motioned, Benner seconded; vote was unanimous.

OWNERS' FORUM

C.P. Estes said that someone put a dead animal in her trash can. C.P. said that the ground cover along the side of #6 has died, so the dirt is running down the hill. The Association will have KC look at that area and provide a bid.

There was a suggestion of a late summer social.

The ground over the new sewer line has sunk. Apex Plumbing will bring in fill dirt and level out. The sod will not be replaced until the temperatures have cooled significantly – either late fall or spring.

Final touch ups for the painting have not been completed. Brian is still holding a check – it will not be provided to C.P.C. Painting until the rest of the work is done.

There being no further business, the meeting was adjourned at 5:29 p.m.

Respectfully submitted,
Brian Reid, Managing Agent