

March 9, 2009 Preston Grande Villas & Townes Assoc. Inc. Minutes

Board members in attendance: Fran Koenig, Joe Mayes, Linda Sturdivant, Zvika Avivi, Kitty Frankel, Larry Rothman, David Robbins and Linda Crider (guest)

1. Called to order at 6:30 p.m.
2. February minutes were read and approved
3. Financials
 - a. Last month the delinquency rate was 13%, this month there has been some recovery, the current rate is 11%.
 - b. Garage doors and light refund- Garage doors on the Prestonian side units 104 and 106 are completed. 100 and 102 will be finished by weeks end. The board will notify residents on the Grande side that they will need to provide access Thurs. to the garage doors on units 101,103 and 105. There is a \$9.00 per light refund to each homeowner due that they can deduct from their monthly payment for either April or May. For example- Monthly due = \$125.00 - \$9.00 x 4 lights= \$36.00 total payment submitted = \$89.00.
4. Old business
 - a. Etheridge termite contract and schedule- David Robbins spoke with Etheridge today. They are ready to begin termite inspections on the Grande side March 17, 2009. The Prestonian side will follow, but residents will need to be notified b/c Etheridge will need access to the garage to drill holes for inspection.
 - b. Landscaping issues
 - i. 123-127 Grande garbage cans and truck- David Robbins contacted owners and problems have been resolved. For 125 Linda will meet with Dave Fetsko to discuss the landscape issue.
 - ii. \$ for repair- contract GB&S? No further discussion
 - iii. Fetsko- plants in several gaps along Rainbrook- board decided to seek an estimate from Fetsko for plants to fill in the gaps along Rainbrook
 - iv. Fetsko- blowers and the garage doors- David Robbins needs to speak with Fetsko to tell them they cannot continue to blow clippings underneath the garages. It causes problems for the refurbishment of the garages and disturbs the work in progress.
 - c. Certified letter mailed to Omega for information March 30th deadline- Why do we continue to pay \$14,000.00 if we are not receiving services?
5. New Business
 - a. Minutes posted- Jan., Feb and March before large meeting- David told Kitty to resend the minutes to him and he would have his staff post them on the website. David Robbins will try to reserve the meeting room at Bond Park for either the first Mon or Wed. in April.

- b. Architectural requests- one resident wants to change windows to be more energy efficient. Joe will propose some guidelines for the board to approve.
- c. Schedule for services- Robbins- Gutter clean out will take place sometime between May/ June and again in Nov/ Dec.
- d. Directory info- (newsletter progress) before large meeting. David is working on gathering important information for residents that he plans to include in newsletter such as light rebate, meeting info, assessments and maintenance items for spring. He is also working on a directory.