

UNIVERSITY HILLS CONDOMINIUM OWNERS ASSOCIATION II
GENERAL SESSION MEETING MINUTES
OCTOBER 27, 2022

BOARD MEMBERS PRESENT:

Sheila Griffin
Denise Chilcote
Molly Schneider
Stephane Muller

BOARD MEMBERS ABSENT:

Philomena Essed

MANAGEMENT REPRESENTATIVES:

Kim Encinas
Andrew Herndon

CALL TO ORDER

The meeting was called to order at 5:00 P.M. by Management in the ICHA boardroom.

UNFINISHED/NEW BUSINESS

- A. **Minutes** – A motion was made, seconded and carried to approve the General Session minutes from the July 26, 2022 meeting. Motion carried 4/0.
- B. **Financial Statements** - A motion was made, seconded and carried to accept the June 30, 2022, July 31, 2022, August 31, 2022 and September 30, 2022 financial statements as presented. Motion carried 4/0.
- C. **Roof Inspections** – Mike Maneri from Maneri Consulting was present to go over his report that he provided that showed observations of some roofs he inspected in the community.
- D. **Replacement of Light Bollards** – A motion was made, seconded and carried to postpone replacement of the light bollards throughout the community. The Board was hoping there might be solar lighting that would work, although Management explained that due to shade in the community, there wouldn't appear to be sufficient sunlight to keep solar lighting charged. Motion carried 4/0.
- E. **Wall Light Fixtures on Buildings** - A motion was made, seconded and carried to postpone replacement of wall light fixtures on the buildings. Management does not feel that the wall light fixtures need to be replaced, but possibly upgrade them with LED bulb technology and possibly paint the fixtures. Motion carried 4/0.

- F. **Rain Gutter/Downspout Cleaning** – A motion was made, seconded and carried to approve the proposal from Prestige Roofing to clean the rain gutters/downspouts on all 27 buildings, for a cost of \$6,480.00. Motion carried 4/0.

- G. **Reserve Study Proposal** – A motion was made, seconded and carried to approve the proposal from Advanced Reserve Solutions (ARS) to prepare the Association’s reserve study without a site inspection, for a cost of \$1,100.00. Motion carried 4/0.

- H. **Update on Water Damage Insurance Claims** – Management informed the Board that there has not been any water damage insurance claims since the last meeting. The homeowner at 42 Whitman did reimburse the Association the \$5,000.00 to cover the deductible from a previous water damage claim.

- I. **Additional Agenda Items** – The following additional agenda item was discussed at the meeting:

Management explained that the palm trees would be trimmed in early November.


- J. **Next Meeting Date** – A motion was made, seconded and carried to hold the next meeting in January 2023 at 5:00 p.m. Management will email the Board dates closer to January. Motion carried 4/0.

HOMEOWNER FORUM

No homeowners were present.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 6:40 P.M.

ACCEPTED: _____  _____ DATE: _____ 1/31/23 _____