

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
APRIL 27, 2005 – 1:00 P.M.
Open Session

Members of the Board Present:

John Ellis, Ted Albright, Art Love, Ken Greene, Sarah Meyers

Also in attendance were:

Denise Frazier, Property Manager, City Property Management Company, JoAnne Wentzloff, La Solana Condominium Clubhouse Coordinator

Call Meeting to Order:

The meeting was called to order at 1:00 p.m.

Approval of March 2005 Minutes:

By unanimous decision, the March 2005 Minutes were approved.

Management Report:

By unanimous decision, the following items discussed in the Management Report were approved:

1. Financials will be mailed quarterly to each homeowner. Minutes of the Board of Directors Meetings will be available in the clubhouse office as previously approved at the last Board meeting.
2. Ekmark & Ekmark, attorneys for La Solana Condominium Association, will review the Amendment document as recorded by the developer prior to providing a cost to file and record any subsequent sale of the golf cart spaces.
3. Effective May 1, 2005 Clubhouse hours are as follows:

Summer hours: (May – October)	8:30 a.m. – 4:30 p.m.
Winter hours: (November – April)	9:00 a.m. – 5:00 p.m.

Architectural Report:

By a 4-1 vote the following architectural request was approved:

1. Security door for sliding glass door off patio may contain a stationary center beam with one side of door pin keyed locked from the inside and outside. Door is to be painted the main color of the wall.

By unanimous decision, the following outstanding architectural request was approved:

1. Single door off patio may be one of the following:
 - a) Retractable flush mounted door in bronze color
 - b) Security door in turquoise
 - c) Standard aluminum quality door in black or bronze color

Decision regarding approval for tiled patio was tabled until next meeting to allow homeowner time to submit written submittal on the name of the installer.

Decision regarding ceiling fan was tabled until next meeting to allow homeowner time to submit plans on how the fan will be installed. It was noted that according to building blueprints, the installation of ceiling fans on patios does not present a problem structurally.

New Business:

- Beauty Salon Operation: By a 4-1 vote the Board approved a rental fee of \$135.00 per week be assessed to the beauty salon owner for operating a business on the premises.
- Bicycle Storage: Decision regarding bikes to be stored under the stairwells was tabled until next meeting to allow input from homeowners on where or how the bikes are to be stored.
- Fountains: By unanimous decision the Board approved an expenditure of \$118.68 to purchase timers for 11 fountains for the purpose of reducing the cost for electricity
- Bulletin Board: By unanimous decision effective April 28, 2005, the Board approved all items posted on mailroom bulletin board must be approved and posted with the Activities Coordinator. Standard size cards must be used and will be available in the clubhouse office. A card may be posted for a 30-day period.
- Rules and Regulations: By unanimous decision the Rules and Regulations prepared by Art Love were approved as a supplement to the Amended and Restated Declaration of Condominium and of Covenants, Conditions and Restrictions for the Village at Sun City Grand Condominium known and marketed as La Solana Condominium at Sun City Grand dated October 13, 2003, with exception of the following changes:
 1. Section III, Item A-6 first sentence will change to read:
“Guests under 14 years of age must be accompanied by and must be under the direct supervision of an owner, tenant, or guest of an owner at all times during their visit to the pool.”
 - ~~2.~~ Section III, Item B-1 first sentence will change to read:
“The Clubhouse will remain open Monday through Friday: summer months (May – October) from 8:30 a.m. – 4:30 p.m., and winter months (November – April) from 9:00 a.m. – 5:00 p.m.”
 - ~~3.~~ Section III, Item B-5 third sentence will change to read:
“The Computer Room will be available whenever the clubhouse is open.”

These Rules will remain effective unless or until amended or rescinded by the Board of Directors.

The decision to modify Section IV, Item J with regard to storage of bicycles has been tabled until the next Board meeting to allow input from owners as was noted under New Business.

Open Comments:

1. Decals or reflective numbers on doors of the buildings and parking spaces for easier readability at night was re-addressed and was tabled until the next Board meeting to allow the Board time to research cost.
2. PORA – The purpose and benefit of belonging to PORA was presented by one of the homeowners. The cost to join is \$8.00 per person. Literature regarding PORA is available in clubhouse office for review by homeowners.

Adjournment:

The meeting was adjourned at 2:30 p.m. The next schedule meeting is Wednesday, May 25, 2005 at 1:00 p.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff
La Solana Condominiums Clubhouse Coordinator