

Board Notes

Nov. 17, 2017

Hurricane Irma Update

So far, bills for cleanup total \$17,830. This does not include roof and soffit/gutter repairs, roof tiles and future landscape costs. Kudos were given to the landscape committee for all their hard work plus Stan Mohn who quietly works in the background taking care of electrical issues for our community.

Landscaping

Director Keith Ford said several members of the landscape committee (Chris and Gwen Moran, Don Glover, Lorraine Ehrman and Robin Sloan) have spent many hours weeding, planting flowers and putting down mulch at the entrance and in front of if the clubhouse this past week.

He also said some residents have expressed concern about palms leaning against buildings. They will be taken care of hopefully by mid-December.

The stumps will be ground next week . The holes left by the removed stumps will be filled with the ground up wood and topped with soil.

The irrigation system has been repaired except for 2 zones. They will be fixed after stumps are removed.

Volunteers Needed

Christmas decorations around the clubhouse and pool will be put up the Saturday after Thanksgiving. Anyone who would like to help should contact Criss Child's at 630 926-1474.

Rental Violations

Board members indicated they are going to crack down on owners who violate association's rules on renting. One unit owner has rented his condo less than the required 30 days and recently let someone move in even though approval had not been given. That renter had parked a pick-up truck overnight, which is not permitted on Saratoga grounds.

The board is looking into what legal ramifications may be pursued against this owner. "We have reached the point where we may not approve any more rentals for this unit," said President John Jensen. According to the rules and regulations, an application must be submitted 30 days in advance along with an application form and \$100 for a background check. Then the application must be approved before a renter can move in.

"The unit owner did not comply with our rules," said Director Hal Bardon who also chastised Resort Management for asking whether a background was needed. "We need to know who they (prospective renters) are," he said, adding we don't want criminals or felons staying here.

Updating Documents

The association attorney has finished updating Saratoga's documents to where the three-member committee can look them over to personalize them for Saratoga. The attorney took out provisions pertaining to the developer and any updated state statutes. Two members of the committee are lawyers (Director Hal Bardon and Chris Morgan) and the third has been a director on another condo board (Marianne Galeazzi). The committee will meet after the holidays to look at the 76-page proposed revision.

Once that is done, a special meeting of condo owners will be called so they can review and approve the new docs.

Sealcoating Roads

Baines was awarded a contract of \$9,300 to seal coat roads in Saratoga at the end of the 2017-18 season.

Because it's an inconvenience to owners, it will be done after season but before rainy season begins. Directors Hal Bardon and Bill Penney will walk the grounds with a representative of Resort Management to see what extras (i.e., car stops) need to be replaced. They are not included in the quote

Baines seal coated the roads in 2010. It was supposed to last 5 years. Hal said it has gone 3 years beyond the life expectancy and Baines did a great job. The \$9,300 is what the company charged in 2010.

Painting Front Doors and Garage Doors

Property Manager Susan Rak was asked to get a couple more bids to paint the front and garage doors. Plans are to have them painted in January or February when most residents are here so the doors can be briefly open as the paint dries.