

Board Notes: April 17, 2017

New Pool Company Hired

A contract with Aloha Pool and Spa was approved. The company will be paid \$360 a month and will come out three times a week plus provide necessary maintenance. Property manager Geri Bauer said some companies subcontract work out. Aloha, however, does it all. She said the company is very responsive.

Dryer Vents

The board tabled taking action on the dryer vents until the fall.

Earlier this year a resident made the board aware there might be a problem with dryer vents in the upper unit. When he had someone come out, it was discovered the dryer vent was not connected to the outside. It has since been fixed.

In the fall when more residents are here, the association will spot check a few upper units to see whether it was a fluke or it is a widespread problem. Dryer vents are cleaned from the outside every other year. Residents who want theirs cleaned from the inside are given the option of doing so at a reduced rate.

Pest Control

The board tabled action on awarding a pest contract until the next board meeting so the property manager can get bids from 3 companies. The current contract calls for rat boxes to be baited and placed throughout Saratoga plus spraying of outside the buildings monthly and inside units on an as-needed basis.

Recently when a director and a representative of another pest control company checked the bait boxes, many of them were empty. Also, the representative said more boxes were needed.

President John Jensen said he wanted to discuss this because he did not feel the current contractor was doing the job. This past month ghost ants were swarming on the clubhouse counter during a private party. The next week another private party had the same problem.

He said personally he has been unhappy with the current pest control company and several years ago hired an outside company to take care of a

ghost ant problem in his condo. He has been very happy with the other company. "We have had no problems since we hired them."
"Director Hal Bardon said he would not be against hiring someone to handle the rat baiting but thinks the current pest control company has been doing a good job.

Bird Problem

A continuing problem seems to be birds making nests in dryer vent openings. Director Bill Penney suggested trying a product called Bird-b-Gone. Board members agreed to give it a try before placing screens over the openings.

AC Contract

The board approved an air conditioning maintenance contract for the clubhouse with Romeo Air, who installed the unit. It will cost of \$185 for maintenance twice yearly.

Residents Emergency Contact Info

The board asked the property manager to update the owners information sheet to include information about who watches their units and whether the management company has been given a key. The information sheet will be presented at the May 18th meeting.

Updating Docs

President John Jensen said he recently read in the Sunday Legal Matters column in the Naples Daily News that associations might want to update their documents to exclude builder-related items and to bring them up-to-date with local and state laws.

He said he would like to see a committee formed that would include one board member and 2 or 3 people from the community. This will be addressed in the fall.

Landscaping

Director Keith Ford said the landscape committee will be working on the front entrance. In June, more trees will be planted. That's the best time because of the rain.

Kudos to Social Committee

Director Hal Bardon complimented the social committee for the great job they did this season. "It's been the best year ever," said Bardon, who is an original owner.

Speaking of the Social Committee

The date for the Christmas party is Wednesday, Dec. 6. It will be held at Erin's Isle again. The rest of the social calendar is a work in progress.