

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
February 10, 2020

The monthly meeting of the PG Board of Directors was held Monday, February 10, 2020. Board members present were Jean Kellett, Nancy Chaplin, Dan Palacios, Debbie Jordan, and Sandy Athanasakes. Dan Rapp represented Kentucky Realty. Sandy called the meeting to order at 6:30 p.m.

Jean moved to approve the minutes of the last meeting and Nancy seconded. The Treasurer's report was given by Jean. Jean stated the report shows no deposit to the reserve account but that one would be made a little later in the month. There was no discussion on the December report and Nancy moved to accept and Debbie seconded. There were no questions or discussion on the January report.

WALK AROUND REPORT:

1. Of the items listed on Dan P.'s report, the roofing items will be done by Superior Roofing at the same contract price as Epic Roofing which is no longer in existence.
2. The roof on Building No. 4 was noted to be in the most need of repair/ replacement and will be the next roof to be done. Building No. 3 will be next in line. Buildings 7, 8, 5, and 2 have all been completed.
3. The items needing vinyl siding and soffit work will be done by Rapp & Associates.
4. Dan R. will also send out violation letters on those items listed on the report.

OLD BUSINESS:

Lawn care and a contract were discussed. Debbie and Sandy met with Al's Complete Lawn Care regarding prices and a contract. The contract bids were:

Zeppa;s \$42,092 and Al's Complete Lawn Care \$40,109

The main difference in pricing was for tree removals and we have a number of old trees and some trees that need to be removed very soon.

OLD BUSINESS con't

Nancy moved to accept Al's Complete Lawn Care landscaping bid for 2020. There was unanimous approval. Dan R. will take care of Zeppa's refunding of one month contract payment which was made in error.

2. There are two trees, one in front of 3420 and one in front of 13654, which will be replaced this next year. There are also dead trees which need to be removed.

NEW BUSINESS:

There was no new business.

Closed Session:

1. Two units are in foreclosure and in the hands of the Attorney.
2. The additional one maintenance payment is due by June 30th. Dan R. will send out a statement in May to those who have not paid.

The meeting was adjourned at 7:45 pm.