

PINNACLE GARDENS
BOARD OF DIRECTORS MEETING
APRIL 11, 2016

The monthly meeting of the PG Board of Directors was held Monday, April 11, 2016. Board members present were Ben Lampton, Dan Palacios, Jean Kellett, Nancy Chaplin, Phillip Hanna, Tony Vick, and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

The first agenda item was to hear from our guest attorney, Ms. Connie Eyle on the subject of the PG square footage discrepancy. After reviewing the recorded mylars, Atty. Eyle and Sandy believe the difference in square footage between the buildings may be that the calculations in buildings 6, 7, and 8 include the garage, as suspected by some owners. However, this information needs to be confirmed by the surveyors.

Any attempt to equalize this situation will take a great deal of time and effort. To be fair to all unit owners, the recorded square footage must be changed in the Master Deed which requires 100 percent of owners approval. All units must be measured which will be costly. The Board was in agreement that the garages in buildings 1 - 5 should be added to the square footage, if they are included in 6, 7, and 8.

Ben moved to have Connie Eyle take preliminary steps to contact the Engineers. Phil seconded the motion and all agreed. At this point Ms. Eyle excused herself from the meeting.

Nancy moved to approve the minutes of the previous meeting. Jean seconded; approved.

Jean gave us the treasurer 's report. Phil moved to approve; seconded & approved.

OLD BUSINESS:

1. As a result of the monthly walk around, Phil will meet with Greenscapes regarding tree removal and replants.

Old Business cont'd

2. A new bid from Rumpke has not been received as of this date.
3. Street pot holes will be addressed later in the season.
4. Deck and patio: It will cost \$31 per patio to power wash. The patios beneath the decks will not be washed until after the decks have been taken care of. Research on new material for the decks is being done. It was suggested to install new boards on one deck and wait for a period of time before doing the remaining decks. This would be time to verify the new material does not get the mold that now exists on the current boards. The deck at 13601 will be the first to be done.

There was no new business. Meeting adjourned at 8 p.m.