

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
June 17, 2014, 6:00 PM

President called meeting to order at 6:00 PM

Present: Daniel Vines, David Rogas, George Culver, Rosalva Bermúdez-Ballín, and Barrett Oakley representing Southern Property Management Group, Inc.

David Rogas called meeting to order at 6:00 pm. Meeting started without a quorum. Neither Minutes nor Treasurer's report could be approved .

Old Business

Sirote reported that because owner of 1750-B did not show up at meeting to discuss owed fees, we will go ahead and approve judgment. Barrett had a meeting with a contact of his at Sirote. They work at 33%, which means that people fall further behind. Barrett is trying to negotiate bill down to \$250. Better for owners. It will be done totally on a contingency basis.

1720 building has new drains; 1730 will be next in getting French drains. They will clean old drains as well. Trash enclosures have been completed. Have to have two things cemented by 7/1. We need to submit a survey with application because we are asking for a variance. Barrett has done that. Window caulking update will be given on June 18. George complained that we started the caulking process in October and here we are.

Bushes and hedges have been done. George complained about the work, especially about some bushes that have been cut disregarding their growth pattern. David said that if we run this as a condo no landscape would be allowed. There are trees and weeds that are being allowed.

Security will be working 40/hrs per month which will show a savings next month. Signage for people to see campus is secure.

New Business

FHA approval- Consider moving from condos to townhouses. Barrett is going to have someone review/survey property to see how they stack up (a light survey to keep on file) David asked about price.

David is meeting with an attorney to ask about the late fee issue.

Bushes were cut, but cuttings were left behind. Rosalva and George will be campus committee to tell landscapers what to cut down. Remains of trimmings will be picked up.

Laura complained that the crepe myrtles touch her building. There is also a crepe myrtle that obstructs the steps between 1710-1720 buildings. Gina remarked that beautification should include pressure washing the sidewalks and front porches. David noted that we have some projects that we are trying to get finished. We are doing water water, sewage is after that. We just got started with the 1st quadrant. Barrett has sent a notice about the 1760 building. We are considering railroad ties to deal with the retaining wall issue.

By end of meeting we had a quorum; therefore, David moved that minutes and Financial Report be passed. George seconded

Meeting adjourned at 6:51

Respectfully submitted by Rosalva Bermúdez-Ballín