

Vulcan Park Condominium
Board of Directors Meeting
September 20, 2016

Attendees: Daniel Morgan, Daniel Vines, Eric Loveland, George Culver, Rosalva, David Rogas (owner). Bart Jones & Sandra Parker (Metcalf) were also present.

The meeting was called to order at 6:00 p.m.

The August minutes were approved.

Management Report/Financial Report: Eric went over the financial report, noting that things were looking better. Eric also went over the outstanding balances on the statement. Daniel Vines & Rosalva said that the previous Management Company was supposed to turn the three most outstanding debts over to the attorney for collection. Bart informed them that only one account was at the attorneys (1761-A), and that he would like to send a letter to the owners that were 60 days behind giving them 14 days to contact him or they would be turned over to the attorney for collection as well as a lien being placed on their property. The Board voted and approved this letter to be sent out. Rosalva said while she stopped taking minutes in 2015 she remembers that the Board voted that a letter be sent to Todd Williams about needing to respond sometime in December or his property was going to be placed in foreclosure. She does not know if minutes were taken to verify this or if they were placed on the web page. Per her follow up the May 19, 2015 minutes also mentions that both 1751-H and 1761-A were now in court proceedings.

Eric asked if anyone found out what the boxes on the side of the buildings were for, Bart said that they were router boxes and that he would be meeting with Alabama Power to find out about them.

Parking: Bart met with the City and verified that they are going to pave the parking lot at Vulcan. All inoperable vehicles will be removed from property prior to paving. Daniel Morgan suggested that notices go on vehicles as soon as possible. Metcalf will send the Board copies of the property survey.

Rosalva brought up the parking area by 1760. She asked if we should consider a retaining wall prior to when the starts paving. George said that they could use railroad ties. Bart suggested that they get more insight before deciding what needs to be done.

The Board discussed previous attempts to repair sewage lines for 1730. Apparently due to an 18 inch drop near the 1720 building they were not able to properly replace/repair lines after they got into them and it very well

might not be connected. Daniel Morgan suggest that we not wait too long about trying to get this repaired. Two different Management Companies have worked on these buildings at huge amounts of money and the problem is still there. Bart is going to check with Southern Management Company concerning the contractor that did the work and try to find out what work was done and ask that they repair or reimburse the money that was spent.

Rosalva asked if this type of work did not have to be approved by the City. Bart said he would check but he did not think so. Rosalva asked if this could have anything to do with problems that she has in her unit. Bart explained that the 1730 & 1720 should have no bearing to problems in her unit.

Daniel Vines mentioned that the plumber informed him that they should let the Gas Company know where the sewer lines are. Bart will try to find out who to notify. Daniel Vines & Daniel Morgan suggest that the Board oversee contractors work when they have large projects at Vulcan.

Bart presented an invoice from Barrett for the FHA inspection report in the amount of \$2,000.00 Rosalva said she doesn't remember this expenditure ever being approved and said she would review the minutes and get back to the board. Rosalva's follow-up after reviewing the minutes...In June 2014, the minutes mentions seeking FHA approval, in August 2014 the topic was brought up again and still no price. (Barrett said that a price was still being sought) In February, 2015, it's mentioned again and still under review. On May 5, 2015 Barrett reports that the review was now available and that they saved \$6,000 but still no price mentioned. Rosalva reported that in her findings David Rogas had said that Barrett only had a \$500 allotment to act on his own. Metcalf will send copies of the FHA report to the Board.

1710-A & 1710-B: Bart went over his findings on these units. Mickey (B) sent a series of invoices for work that had been completed in unit 1710-B. A balance of \$10,500 was the costs for repairs. Bart went over work that had been done and noted that any electrical costs would not be the responsibility of the Association. Bart also noted that he spoke with someone at the Southern Management Company that thought the costs would be somewhere around \$2,000 per unit. Rosalva said that she was informed that the problems at 1730-A were caused by a tub lean in 1710-B. Mickey said that the leak came after the new roof had been put on. David Rogas suggest that a contractor go out and give an estimate on this type of work to see what the cost might be, and that given the fact that Mickey is several thousand behind in her payments, that we try to settle for that amount. Bart agrees

The Board has reviewed previous minutes but there has been no documentation of any meetings that covered these problems.

George talked about the cable lines running thru the complex. Bart will check on this.

Meeting adjourned at 7:45