

**Cambridge Courts Condominium Board of Directors Meeting
July 6, 2006 (delayed June meeting)**

I. Owners Forum

Issues presented at the owners forum concerned trees leaning over the roof at 2403; the trash and recycle bins not being picked up causing an overflow; the light in 2711 that continues to remain out; a bee hive between the 2600-2700 courtyards; and the flooding of three basement units with 2811 sustaining the largest damage. Jonathan Fisher, 2811, 101B and Mike Nichols, 2811, 102 were among the owners in attendance to discuss the damage. Complete list of attendees is attached as a PDF.

Jonathan Fisher presented pictures of the damage to his unit, a chronology of his efforts to deal with the situation, and proposals from Metro Floors and Dominion Floors to remove the carpet and parquet floor and Marco Rodriguez to furnish the materials and perform the labor for drywall and plaster.

After much discussion and review, **Motion was made to approve a partial payment to Jonathan Fisher of \$3,700 for the removal of all old carpet and wood flooring by Dominion Floors and the replacement of baseboards, and plaster and drywall repair by Marco Rodriguez. Passed. Rosemary Gorski, President, abstained.**

II. Call to Order

The meeting was called to order after the Owners Forum and the minutes from the May 24th meeting were approved.

III. Quorum Count

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, Cara Carter, Member-at-Large, and DeAnna Renko, Secretary, and Jeff Bridges, Property Manager.

IV. Budget

The association is showing net income of \$7,892 for the month and net income of \$11,664 for the year to date. The operating account is showing a positive case balance of \$9,666. Because of the water damage to three basement units, the Board will need to discuss where the money will be coming from to pay for the necessary repairs. Jeff suggested that the Wachovia Money Market could be transferred to operating expenses, or the money could be withdrawn from Reserves. Money withdrawn from Reserves will need to be replaced back into Reserves.

V. Hallway Committee Report

Due to the extensive discussion of the water damage, the Hallway Committee was not able to make their report.

VI. Administrative Items

1. Handbook: The community handbook is ready to be printed, if there are no further edits.
2. Website: After much research by Rosemary into several community web sites and with input from the Board, the Board decided to use AtHomeNet. **Motion was made to enter into a contract with AtHomeNet. Passed.** AtHomeNet will charge \$50 for a design fee plus a \$45 monthly fee. A second **motion was made to approve the money to purchase our domain name. Passed.** Rosemary will contact the company, GoDaddy.com, for the purchase.
3. Fallen tree limb: A huge limb from one of our old oaks in the 2700 courtyard fell during a storm, but there was no property damage. Care of Trees has been monitoring the tree and indications are that the tree will need to be removed.
4. Reimbursement of HVAC service: **Motion was made to reimburse Rhesa Subong, 2709, 101, \$244.75 for the clearing by Chandler's Plumbing and Heating Co. of the clogged main drain line which caused the overflow of the condensate pan in her unit. Passed.** Even though Ms. Subong turned off her HVAC, the condensate drains from the two units above her, continued to flow into the main line and since the main line was clogged, the water had no where to go except into Ms. Subong's condensate pan, overflowing it.
5. Replacement windows for 2507, 102: Ed Felker, following CC's window replacement guidelines, submitted to the Board for approval the specifics from a non-approved window company. After review and discussion of the specs, a **motion was made to approve the owner's request contingent that the windows match in dimension, color and style. Passed.**
6. Exterior paint job walk through with Dolan: Dolan and Jeff inspected every building and found some things that need attention now. The Board is planning to have a walk through when Dolan is finished. Note: A standard procedure is to withhold a certain amount of payment to a vendor until Management is satisfied with the job.
7. Bylaws: Assuming there are no changes and the Board has signed off on the new bylaws, Jeff will send them to counsel for filing with the State.

VII. Adjournment

Meeting was adjourned at 9:15 p.m.