

Chase's Run Condominium Association
Post Office Box 13089 Tallahassee, Florida 32317
(850) 878-3134 FAX: (850) 656-0150
ems@ems-fl.biz

Annual Meeting
April 14, 2011
At the offices of Executive Management Services, Inc.

Minutes

The meeting was called to order by Russ Sobczak at 6:00 pm

In attendance by phone: Mike LaPorta, Danielle Sandoz, Lenny Simon and Marty Yount
EMS Management Present: Bob Rhinehart, CAM; Nancy Hemphill

A quorum was met

Proof of Notice shown.

Motion made by Marty and 2nd by Danielle to re-elect directors, motion passed

Motion to adjourn at 6:08 pm

Approved

Date

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Board of Directors Meeting
April 14, 2011
Immediately following annual meeting
At the offices of Executive Management Services, Inc.

Minutes

The meeting was called to order by Russ Sobczak at 6:00 pm

In attendance by phone: Mike LaPorta, Danielle Sandoz, Lenny Simon and Marty Yount
EMS Management Present: Bob Rhinehart, CAM ; Nancy Hemphill

A quorum was met

Proof of Notice shown

Motion made by Russ and 2nd by Martin to approve minutes of March 2, 2010. Motion passed

Financials: Mr. Rhinehart, CAM, gave financial report and discussed collection of arrears and collection of arrears from renters.. He stated Unit # 307 arrears needed approval for lawsuit to collect. Motion made by Marty and 2nd by Lenny to have Attorney proceed. Motion passed. Unit # 504 -- the board agreed to a payment plan plus late and legal fees and interest. Owner must stay up to date, or proceed with lien process.

Mr. Rhinehart reported that this year \$6,100.00 in late fees have been collected and \$ 890.00 in interest.

Motion was made by Lenny and 2nd by Mike to approve financials. Motion passed

Mr. Rhinehart presented the budget. Motion made by Danielle and 2nd by Mike to approve and adopt the budget. Mr. Rhinehart discussed the reserves and any additional dollars gathered from the arrears will be put into reserves. Mr. Rhinehart recommended dues be decreased from \$420.00 to \$400.00 per quarter. Motion made and passed to approve the decrease in dues.

Under new business Mr. Rhinehart discussed fencing in the complex and will put together a plan and estimate on cost for an 8 foot tall fence.

Motion made by Danielle to adjourn at 6:25 pm. Motion passed

Next meeting will be at the call of the President

Approved

Date

Chase's Run Condominium Association
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Board of Directors Meeting
November 2, 2011
At the offices of Executive Management Services, Inc.

Minutes

The meeting was called to order by Russ Sobczak at 6:15 pm

In attendance by phone: Mike LaPorta, Lenny Simon and Marty Yount
EMS Management Present: Bob Rhinehart, CAM ; Vicki Hoffman

A quorum was met

Proof of Notice shown

Motion made by Russ and 2nd by Marty to approve minutes of April 14, 2011 with the correction of the dues amount from \$400 to \$405 and entry into these minutes that no action was or is to be taken to decrease dues.
Motion passed

Financials: Russ requested to receive monthly bank statements and indicated that he has asked for this several times. Vicki will get with accounting to see that this happens. There was a question regarding property management fees, which were actually management fees that were coded incorrectly by accounting. Russ also asked about the maintenance charge for erosion control. Vicki will check with Rodean for clarification and report to the Board. Russ also asked that going forward, for projects that are approved, the Board also see a copy of the invoice before payment. The financials were then approved.

Under old business the Board renewed the discussion of fencing parts of the complex. Mr. Rhinehart will put together a plan and estimate on cost for an 8 foot tall fence.

Under new business the Board approved having the trees trimmed by NuLevel for \$1900.00. The issue of pest control was then brought up by Vicki. The Board indicates that historically, a homeowner or resident could call Capelouto's and they would come out and spray for bugs. Recently, Vicki was told by Capelouto's that they only provide the termite bond. Vicki will research this issue with Capelouto's, and if not satisfactorily resolved, she will explore other companies.

Next meeting will be the Annual meeting on Wednesday, March 7, 2012. Vicki will send out Intents to Run in early February and Notices, Ballots and Proxies no later than February 20, 2012.

Meeting was adjourned at 7:00pm.

Approved

Date
