



At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, in Tallahassee, Florida at 7:00pm, January 27, 2009, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Marty Yount (by phone), Mike LaPorta (by phone), Chris Jenney (by phone), and Todd Woodward of Community Management Services.

There were no President's remarks.

There was not a Treasurer's report.

Todd Woodward reported the Association currently has \$8,656.81 in checking, \$375 in savings, and a CD of \$2,674.57 maturing 2/11. It was motioned and approved by unanimous voice that this CD would be cashed upon maturity and put into savings.

The next meeting was set for Tuesday, April 14, 2009 at 7:00pm.

The meeting adjourned.

Chris Jenney,

Secretary



At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, in Tallahassee, Florida at 7:00pm, April 14, 2009, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Marty Yount (by phone), Lenny Simmon (by phone), Mike LaPorta (by phone), Chris Jenney (by phone), and Todd Woodward of Community Management Services.

There were no President's remarks.

There was not a Treasurer's report.

Todd Woodward reported the Association currently has \$5,962 in checking, \$2,685.28 in savings, and no CDs.

The next meeting was set for Tuesday, July 21, 2009 at 7:00pm.

The meeting adjourned at 7:40pm.

Chris Jenney,

Secretary

At a regular meeting of the Chase's Run Condominium Association, held at the offices of Canopy Roads Management, in Tallahassee, Florida at 7:00pm, July 21, 2009, the president in the chair, and Mr. Jenney acting as secretary, the minutes of the previous meeting were not read. In attendance were Russ Sobczak (by phone), Lenny Simmon (by phone), Chris Jenney (by phone), and Todd Woodward of Community Management Services.

There were no President's remarks.

There was not a Treasurer's report.

Todd Woodward reported the Association currently has \$4,752.52 in checking.

It was announced that the Association's attorney will no longer be pursuing association management business. The Association still owes her several thousand dollars, and will be searching for a new lawyer.

It was reported that the Association's insurance carrier will require removal of large tree behind bldg 4. Sobczak motioned to hire Cricket's Tree Service to remove the tree for \$650. Jenney seconded the motion. All were in favor.

The Board requested that Woodward put together wording to add to the by-laws to give the Board the power to enforce by-laws and fine non-compliant owners.

The next meeting was set for Tuesday, October 20, 2009 at 7:00pm.

The meeting adjourned at 7:53pm.

Chris Jenney,

Secretary

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

Board of Directors Meeting
October 27 2009 at 6:00 p.m.

Call to Order by Russ 6:01 p.m.

Board present: Russ Sobczak, Mike LaPorta and Lenny Simon

Members Present: Danielle Sandoz

Management Present: Bob Rhinehart, CAM, Rodean Rhinehart, CAM, Lisa Smith, Operational Manager

Minutes from previous meeting will be approved at the next Board meeting.

Financial Report: Bob reviewed the Profit and Loss along with the Balance Sheet. Lisa updated the Board that there are currently 8 liens which were filed by the Association prior to EMS. Lisa is working with an attorney to determine additional action that can be taken. A warning letters has been mailed to all other individuals on the aging list.

Grounds/Maintenance Issues: EMS is performing compliance checks twice a week at which time warning notices are being issued for trash, out of date vehicles and other violations. Trash Crews are coming by the area to clean up the compactor area and the grounds at least twice a week.

Rodean updated the Board that EMS has taken the following actions:

- Grounds have been cut and trees and shrubs trimmed
- Areas have been mulched and edged

Rodean also suggested:

- The handrails need to either be painted or water sealed. The Board asked Rodean to provide a quote for water seal. The Board also asked that the decorative knobs be removed from the handrails.
- Gutters and roofs need to be cleaned – this will be scheduled in the spring.

Annual meeting will be scheduled for March/April 2010.

Other Business:

- There have been a couple of break ins (Unit 606 and 108)
- There was a sewer issue which was repaired
- Chris Jenney has not been attending meetings and has moved and therefore, not serving on the board. Lenny motioned to have Danielle Sandoz serve on the Board to replace Chris. Mike seconded.
- Russ advised that delinquent dues receivables should be transferred to Reserves when collected.

Russ motioned to adjourn. Adjournment at 6:38 pm

Approved:



Chase's Run

3/2/10

Date