



PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION

A Great Place to Live • Established 1981

February 13, 2012 Board Meeting Minutes

Officers

President
Dana Warren
833-5703

Vice President
Gail Brittan
827-5776

Secretary
Marlene Reineking
833-7061

Treasurer
Travis Warwick
843-3242

Directors
Marilyn Virtue
829-2985

Jim Stahl
833-4415

Robert Webb
833-7307

Management Services:
Coal Morton, Inc.
Phone: 249-2736
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Mary@coalmorton.com
Lou@coalmorton.com

(MMSC:
motion was made,
seconded, and carried)

CALL TO ORDER

President called the meeting to order at 6:30 pm.

ROLL CALL

Board Members Present: Dana Warren, Gail Brittan, Marlene Reineking, Travis Warwick, Jim Stahl, Robert Webb, and Marilyn Virtue

Board Members Absent: None

David Scher, PVHA Insurance Agent from American Family, gave a brief summary of current coverage. He also recommended some policy changes for the Board to consider. He also stressed the Homeowner's responsibility to insure the interior.

Homeowners Present: Judy Carlson, 102 GCD; Gerry Book, 104 GCD; Kathryn Moore, 4 GCD; David Fine, 122 GCD; George Mickelson, 6632 OSD; Nancy Evans, 128 GCD; Sue Goldstein, 6614 OSD; Judy Savage, 258 GCD; Jason Weiss, 136 GCD; & Ray Glew 138 GCD

Management Present: Lou Glauner & Mary Glauner, Coal Morton Inc.

READING and APPROVAL of January 9, 2012 Minutes: MMSC by Webb and Brittan to approve minutes.

COMMUNICATIONS FROM HOMEOWNERS

(1) Jason Weiss 136 GCD and Ray Glew 138 GCD inquired about previous gutter leaks that had caused ice to form on their front stoops. They were replaced in December.

(2) The breed and weight of dogs allowed in the complex was discussed. Warwick and Webb will be working on a form to be sent to Homeowners to determine the size of the dogs owned by Homeowners and if they have received the proper shots.

FINANCIAL REPORT

Travis Warwick reported finances as of January 31, 2012.

Checking	\$38,020.22
Reserve	49,920.06
Insurance	5,543.88
Fortune Savings	55,463.94
Total Assets	93,484.16

MMSC by Webb & Stahl to accept financial report

MANAGEMENT COMPANY REPORT

1) HUD FHA Application – Additional information was completed and sent to HUD on 12/23. The PVHA application was again denied on 1/24/12. Several of the items listed were present in the prior submittals of information. Coal Morton is currently attempting to contact someone at HUD-FHA to work with directly. Other condo associations are experiencing similar problems.

(2) Laundry tubs at 6638-6640 Offshore backed up. Roto-Rooter had to cut out a portion of horizontal shared pipe in the shared basement wall to clear a clog and retrieve the cutting head from the drain auger.

(3) Reserve Update - Reserve Advisors were contacted and provided a quote for updating the Reserve Study for \$2,700. This is within \$100 of the \$2,600 budgeted amount. With Board approval they can proceed with the review process.

(4) Repairing and painting fences will begin mid-April.

(5) If you experience problems with contractors or their staff while they are working on the grounds, please do not complain to them. Inform the Board or Management of any specific problems you may have.

OLD BUSINESS

Pros and Cons of Lighter Shingle Colors

Management contacted Focus on Energy and they do not cover or have anyone on staff that deals with shingles or the use of lighter colored shingles.

The following information was obtained from research on the "Internet".

White colored shingles only reduced annual cooling costs in Florida by 4%. A dark colored shingle has a Solar Reflectance of 10-15%, a generic white shingle 25%, and a premium white shingle 35%.

A significant amount of the sun's energy is still absorbed by any shingle regardless of color. Only smooth white or light colored surfaces reflect a significant amount of the sun's energy.

Additional cost for the "Energy Star" shingles would be charged to the homeowner. The cost per unit of the "Cool Series" shingles from GAF would be \$1,000 more than the cost for the currently used Lifetime Dimensional shingles. Using "Cool Series" shingles on the upper roofs at 6630-6632 Offshore would cost an additional \$2,000 for the homeowner. (\$1,000 per Homeowner)

As the energy tax credit expired in 2010, the Homeowner's money would be better spent on checking and upgrading the insulation in the attic to R-38.

The consensus of most articles researched is that in a properly insulated and ventilated attic, the color of the shingle does not have any significant impact on heating or cooling costs and it is not worth switching to a light colored shingle in northern climates.

Tempel Roofing is pulling the plywood at all roof edges to ensure the plywood in the soffit is cut open for proper ventilation.

The Homeowner said he will drop the proposal and thanked the management company for their research on this issue and the Board for their consideration.

NEW BUSINESS

- 1) Due to a medical condition, temporary parking will be allowed for the Homeowner behind the garage at 30 GCD. This is not a designated parking space.
- 2) If any resident, especially those who live alone, are interested in having a Board member or neighbor periodically check on them, please feel free to contact any Board member. This is beneficial in case of illness or home accident.
- 3) If you know of a resident who should receive a get well, sympathy, etc. card from the Association, please contact Marlene Reineking mar134wi@aol.com or call 833-7061.

COMMITTEE REPORTS

Pool Committee – No report

Green Living Committee – No report

Property Committee – No report

Neighbor to Neighbor Committee – Summary of meeting following.

The Neighbor to Neighbor Committee met on Thursday 2/9/2012. The Committee has a balance of \$21.75. The Committee scheduled the following 2012 PVHA events.

APRIL

Date to be determined – Easter Egg Hunt.

22 Bicycle Check-up, 3-6 p.m. This is also Earth Day. To honor the day, seed packets will be distributed. Other activities are possible. TBA

MAY

26 Pool scheduled to open.

JUNE

9 Annual Garage and Bake Sale, 8-3 pm.

JULY

4 4th of July Parade, 10-11 am More details coming.
22 Annual Potluck Picnic, 3-6 pm.

SEPTEMBER

2 or 8 Closing of the pool ice cream social (8th is tentative)
The Committee recommends that the pool stay open until the September 8th, the Saturday following Labor Day – (without being heated).

OCTOBER

27 Second annual Halloween Party, 2-5pm.

DECEMBER

31 New Year's Eve Open House, all residents invited.
Another possible December activity includes cookie decorating led by Jennifer White

The Neighbor to Neighbor Committee discussed new events for the year that will be considered such as Family Game Nights and "Living the Good Life at Parkwood". This could be a series of presentations on varying topics (i.e. benefits of massage therapy, simple home repairs and indoor gardening.)

MMSC by Stahl & Webb to adjourn the meeting at 8:50 PM. The next Board meeting will be Monday, March 12, 2012, 7:00 pm. Please send agenda items to Marlene Reineking, mar134wi@aol.com, no later than Friday, March 9, 2012.

Reminder: The Board is looking for committee volunteers for this year. If you would like to volunteer contact a Board member.

Minutes prepared and submitted by Marlene Reineking, Secretary.

The Parkwood Village Association website is: www.parkwoodvillage.org