

CLEARBROOKE TOWNHOUSE CONDOS
BOARD OF DIRECTORS MEETING
January 18, 2017

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

The meeting was duly posted.

PRESENT:

Scott Grant
Tulio Zuloaga
Kiva Alvarez
Patricia Edwards

PRESENT FROM AMERI-TECH:

Nichole Allard, LCAM
Phil Colettis, LCAM

ONE HOMEOWNER PRESENT

MEETING CALLED TO ORDER: 6:09 p.m. by Tulio Zuloaga.

APPROVAL OF MINUTES:

Read Minutes of last meeting. Moved to accept by Tulio, Kiva second.

OLD BUSINESS

Do a RESOLUTION of enforceable rules?

I. Anthony De La Torre presented a proposal from PCS Insurance. Recap of October and their analysis of current policy.

THEY OFFER: (Used American Coastal)
We qualify for a proprietary program.

A. The carports is costing 5,000 annually with a deductible of 5,000. They have access to carve off the carport and do a separate policy. The carport rate \$1.50 per 100 as a separate coverage.

Question: Does it cover just the damage to the carport or also damage to what's in the car?

They do unit owner policies, and offer seminars on

1 what is covered and what is not covered.

Worker's comp for \$750.

2 Option to raise deductions for perils.

Co-insurance for agreed value.

3 He feels we could increase to full coverage to
rebuild to current code.

4

5 He feels they can reduce the cost by roughly 10%.
Same prices, but structured differently. We have to pick
6 them to represent us before they can get a quote, (sign
agent of record letter.)

7 SET UP ANOTHER MEETING WITH BOTH REPS.

8

NEW BUSINESS

9

10 II. Proposals for Sprinklers. Ron doesn't want to
bid. We only have a quote for Aquascape for 250 per
11 month, 3,000 per year (Once a month?). Need two more
quotes. Ask Summit if they can do it.

12 III. Fense repairs on as-needed basis. Wood boards
or panels? Plastic? Keep them uniform. Tulio likes the
13 openbox panels. Shadowbox wood panels? Ones you can't
see in.

14 Homeowners need approval to fix/repair fences.

15 Board make a decision by e-mail. Need an
opinion from Tony.

16

We need to inspect fences for repairs.

17

18 IV. 1887 Roof? Jay inspected and sent pictures.
Jay said we need a roofer. That is brand new roof on
19 that Unit. We need the roofer to check the attachment to
the patio.

20

Patio roofs are homeowners responsibilities.

21

22 1887 The fence around the patio is short.
We're not obligated to change it because that's the way
23 it was when they bought it. If we have to replace it,
then we'll fix it. It's not an emergency, it's just for
24 looks.

25

1 Insurance meeting to be scheduled next week with Tony and
Tulio.

2 NEXT MEETING DATE February 15, 2017 at 6:00

3 Add agenda for next meeting: Dog Park.
4 Is there liability issue? Answer by Phil: That's
5 why you have liability insurance.

6 MEETING ADJOURNED: At 7:30
7 Motion to adjourn: By Tulio, second by Kiva.

8
9 SIGNED AND DATED BY:



02/28/17
Approved

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Patricia Edwards