

The Gables C. A.

Approved Minutes of the April 27,2022 Board Meeting

The meeting was called to order by Co-President Krueger at 6:30 PM at pool side of the Gables. The following Board members were in attendance: Barbas, Krueger, Wongstrom, Pandolfo and Mccardle. Others in attendance were the following: David Fedash, (property manager Ameri-Tech), Martha Cummins Unit 106, Chuck Bennell Unit 104, Mr & Mrs Alberto Cohen Unit 101, Jorge McCormick Unit 301, Alisa Mitchell Unit 205 and Marissa Miller Unit 306.

A motion was made by Barbas and seconded by Krueger to approve the March 13, 2022 minutes. Motion passed by unanimous vote.

Co-president Barbas made a motion to approve the treasurers report, seconded by Pandolfo. Motion passed by unanimous vote.

A motion was passed to approve a variance for neighboring building to extend balconies from 4 to 6 feet deep and from 11 to 18 feet wide. Motion passed by unanimous vote.

A motion was made by Barbas and seconded by Pandolfo to approve a fine committee consisting of Duane Woerth Unit 207, Martha Cummins Unit 106 and Chuck Bennell Unit 104. Motion passed by unanimous vote.

A motion was made by Wongstrom and seconded by Krueger to give approval for the architectural request from unit 205 to replace balcony railing as requested. Motion passed by unanimous vote.

A motion was made by Wongstrom and seconded by Pandolfo to no longer have the Association provide umbrellas for use at the pool. Unit owners can provided their own umbrellas and store in their lockers. Any umbrellas stored in cabana closet may be for owners or their guests use. Motion passed by unanimous vote.

A motion was made by Barbas and seconded by Wongstrom to give David Fedash, Gables property manager a budget of \$500 to make needed repairs without prior Board approval. Motion passed by unanimous vote.

A motion was made by Mccardle and seconded by Barbas to adjourn the meeting at 8:25. Motion passed by unanimous vote.

David Fedash, Ameri-Tech property manager reported on a number of items including the following: proposals to have floor tiles cleaned, property insurance increases, telephone costs, cable and internet agreement with Spectrum and construction progress at the Gables.