

## The Gables C.A

### Approved Minutes of the February 13, 2022 Board Meeting

The meeting was called to order by Co-President Krueger at 1:05 in unit 206.

The following board members were in attendance, Barbas, Krueger, Pandolfo and Wongstrom, Megan Mccardle joined the meeting by phone at 1:10

Others in attendance were Phil Collis, representative from Ameri-Tech Management Co., Chuck Bennell , Jorge and Celia Mc Cormack unit owners.

Board member Mccardle reported that minutes of the previous meeting are being prepared and will be made available in the near future.

The board held a question and answer session with Phil Collis from Ameri-Tech property management company. Co-president Barbas reviewed the report from David Wongstrom concerning the search for a management company. The report indicated that Ameri-Tech was the leading candidate to handle the Gables management. His report indicated that with Ameri-Tech taking over the management of the Gables, costs for handling our finances (Commons Accounting) and administrative costs of (C&M )would be eliminated, thus making it very feasible to hire a management company. (See the report to the board for details etc.)

The treasure reported that the operating funds had a balance of \$96,465.10 and BB&T reserve account had \$28,273. The monthly financial report for January was reviewed not indicating any variances of significance.

The aged owner balance report shows that unit 305 is in arrears in amount of \$3369.30.

A motion was made by Barbas to to contact the association's attorney and to proceed with filing a property lien on unit 305. The motion was seconded by Krueger and passed unanimously.

A motion was made by Barbas, seconded by Krueger to contract with Ameri-Tech starting April 1, 2022 to be the management company for the Gables.

Co-president Barbas reviewed the problem with the elevator company not completing the annual review of the elevator. It was determined that the issue has been resolved.

Co-prescient Krueger volunteered to meet with C&M and discuss their future employment with the Gables C A

Co-president Krueger agreed to contact Richard C Commons by phone to review the Gables hiring a new management company and that his services will change as of April1,2022 .His services will be limited to providing the annual financial report. A letter was also approved to be sent concerning the change in management and thanking him for his past service.

The issue of obtaining contractors for the East Wall project was reviewed and Co-president Krueger volunteered to contact an engineer to provide construction documents for the project. Owners Jorge and Celia McCormack volunteered to help find an engineer for this project.

A motion to adjourn at 2:21 was made by Baras and seconded by Pandolfo. The vote passed unanimously.