

**DRAKE LANDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 18, 2011**

A regularly scheduled meeting of the Drake Landing Board of Directors convened Friday, February 18, 2011, at the home of Bruce Anderson, B8 Drake Landing. Directors present were, Bruce Anderson, Paul Dunkleman, Karen Fitzpatrick and Tom Silengo via teleconference. Present from Wildernest (WPM) were Roxy Hall-HOA Community Manager, Daniel Vlcek, Wildernest Director of Property Management, Geovanni Hercules, On Site Property Manager. Homeowner Barbra Strauss was also in attendance. The meeting was called to order at 4:05 P.M.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the minutes of the September 8, 2010 meeting were approved as written.

FINANCIAL MATTERS

Financial Statements:

The January 31, 2011 financials were reviewed. The Operating Account's balance was \$5941.03 and the Reserve Account's balance was \$95,256.72. The balance due from the Reserve account in the amount of \$46,712.79 which is due to the Operating account will be permanently transferred.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the amount of \$46,712.79 owed to the Operating account from the Reserve account will be physically transferred.

WPM has obtained a reserve study for Drake Landing. The reserve study will assist the Board of Directors with major maintenance planning.

PROPERTY ISSUES:

- Mark Hubbard of Turner Morris will monitor the roof ice and snow accumulation.
- Turner Morris will monitor and inspect the heat tape for functionality.
- The Board will receive regular reports of the monitoring and act accordingly.
- The Board will approach the commercial businesses to obtain cooperation in regards to residential parking spaces during weekends and evenings.
- A bid to repair the non-working fountain is to be obtained this spring.
- The Board has established a standard for garage owners wishing to identify the garage. The standard for identification will be black 1" decal letters and numbers placed vertically on the front of the keypad or a small plastic plate in the same location as keypad.
- Identification shall be done at the discretion of the homeowner and is not mandatory for all garages. The cost and installation of marking a garage will be borne by the association. If a homeowner would like to have his garage identified, please contact the board via the website. www.wildernesthoa.com
- The boiler rooms are to be rekeyed for Premier Plumbing access. A duplicate key is to be given to Tom Silengo.
- The Board gave a 30 day notification of cancellation letter to property management.

ADJOURNMENT

The meeting adjourned at 5:55 P.M.

DRAFT