

VERANDA VII AT HERITAGE OAKS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING AND BUDGET APPROVAL
ARGUS PROPERTY MANAGEMENT, INC.
2477 STICKNEY POINT RD, SUITE 209B
SARASOTA, FLORIDA 34231

OCTOBER 15, 2013

10:30 AM

CALL TO ORDER

The meeting was called to order at 10:30 AM.

ESTABLISH A QUORUM

Present: Pat Richi, President, John Martinson, Secretary Treasurer, Alan Edwards, Vice President. A quorum was established. Darlene Cross was also in attendance for Argus Property Management.

APPROVE MINUTES

The minutes of the Annual Board Meeting on March 29, 2013 were approved as presented.

UNFINISHED BUSINESS

None

NEW BUSINESS

Approve 2014 Operating Budget and Reserve

There were a few changes in the budget and when complete, a **MOTION** was made and seconded to approve the 2014 Budget with a quarterly assessment of \$636.00. **MOTION PASSED**

Both Alan Edwards and Pat Richi leave their phones on year round even though they are gone for about ½ of the year. Their lines are used as the backup line for the fire alarm system in their buildings. Edwards and Richi will get \$125.00 yearly to help offset their phone costs. Larry Krause volunteered his line for building #2500 without reimbursement as he is a full-time owner. Rico is to cancel the Verizon line for building #2500. Larry Krause's phone number is 929-7465.

Water

There was a discussion about the high water bills for building 2500. The interior of the units will be checked and if no problems are found a meeting will be set up with the utility company.

Doors

Pat needs the paint code and will purchase 1 gallon of paint the owners can share to touch up their doors.

Alarms

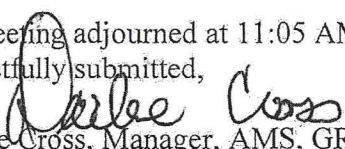
The board asked Argus to cancel the service portion of the contact for monitoring the 2200 building. The board just wants regular monitoring. The contact is up on 5-15-2014 and there is a 30 notice.

ADJOURN THE MEETING

With no further business to come before the association, a **MOTION** was made and seconded to adjourn the meeting.

The meeting adjourned at 11:05 AM

Respectfully submitted,


Darlene Cross, Manager, AMS, GRI, CCPM
Assistant Secretary