

**Topaz at the Mall Condominium Association
Board of Directors Meeting - Minutes**

Jan. 14, 2021

CALL TO ORDER, ESTABLISH A QUORUM

The meeting was called to order with a Quorum, open discussion began at 6:39pm.
The meeting was held electronically do to COVID-19:

Pres: Jeff Steere –Present VP: Marion Tobin –Not Present Sec: Rick Brown – Present M.A.L. – Robyn Hargrove –Present
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Quorum was obtained.

Yes

MINUTES - Nov 2020:

- Jeff motioned to approve, Robyn 2nd, and with a unanimous yes vote motion passed.

FINANCIAL REPORTS –Dec2020:

- Financials: Jeff motioned to approve, Robyn 2nd, and with a unanimous yes vote motion passed
- Delinquency Report: Jeff motioned to approve, Robyn 2nd, and with a unanimous yes vote motion passed.

Old Business:

- Acting Manger went over the cost and billing for the Bed Bug Treatment and Canine services for the entire B Building. The invoicing and bill back letter were included in the board packet.
- Acting Management gave the Board a timeline for the 1st phase of the lighting project, which includes the replacement of all fixtures outside the front of each unit, and the installation of a new light to the end of the exterior wall on the middle building as well as the replacement for the malfunctioning light affixed to the last building.
- Acting Management went over the tow renewal for the property.
- Acting Management went over the completion of the 2nd phase of the Balconies.

MANAGEMENT Report:

- Management discussed and presented the contract for the Snow Removal and what all it intelled, after concerns from some of the homeowners. The Board asked to get pricing for salt buckets.

NEW BUSINESS:

No new Business to discuss.

CORRESPONDENCE AND VIOLATIONS:

Management went over who has not paid there fines as of the Board meeting, which is all units fined.

- A-11 – Window Unit not Removed
- A-14 – Lattice and old Furniture on Balcony
- B-21 – Has Propane Grill on Balcony
- B-12 – Has Old Appliances and Junk on and around the Balcony
- B-13 – Has Torn Window Screens and Blow Up Mattress on Balcony
- C-11 – Junk, Old Rug, and Dog feces all around Unit in Back, and Board in Front Window
- C-13 – Old Planter, Chairs, and Junk all Over Balcony and behind Unit
- C-14 – Grill, Machinery, and Torn off Screen Door on Back Balcony
- D-12 – Has put up a Make Shift Fence and Junk on Balcony
- D-13 – Has Indoor Rug and Junk on Balcony
- D-16 – Has Bar Stools and Indoor Furniture and Junk on Balcony
- E-12 – Still has a Window Unit
- F-11 – Has Old Book Shelf and Junk on Balcony
- F-15 – Has 5 Gallon Bucket and Junk under Window in front of Unit
- F-24 Has Propane Grill and Junk on both Up and Downstairs Balconies
- F-25 – Has Screens and Trash on both Up and Downstairs Balconies
- G-14 – Has Old Mop and Trash around Unit

HOME OWNER FORUM:

None present

EXECUTIVE SESSION:

- No Executive Session was called.

- **Adjournment:** The meeting ended at 7:19m. The next meeting held at 6:30pm will be on Feb 11, 2021 Via Zoom

Respectfully submitted,

Tracy Womack

Acting Secretary