**MINUTES**

JAN. 21, 2019, p.m. Whiskey 6, St. Clair Terraces Condominium Association

**CALL TO ORDER:** 7:05

Attending for the board: Betty Smith, Elaine Madigan, Kitty Swickard. Phil Gerlach and Dale Cox excused.

Co-owners: Bob Felix, Pat McClary, Brad Birch, Sally Abdella

**CO-OWNER COMMENTS:**

- Brad Birch commented on whether new city building has windows, asked about parentheses in statement of cash flow. (Elaine Madigan said she would clarify budget parentheses with Southeastern Management.)

- Betty Smith reported final lawn cleanup was $2,000. Suggested we should consider amendment to lawn service contract to and/or backup service.

- Pat McClary suggested next lawn contract spell out tasks.

- Kitty Swickard reported to Sally Abdella, there were 2 exterior problems that may have caused wall leak in basement: 1. disconnected downspout from extension at the spot corresponding to leak (fixed). 2. At that spot, a gutter tilted out at 45 degrees, spilling water. Swickard will report to board and management in next collection of gutter and downspout repair.

**MINUTES** of Dec. 17, 2019. Madigan motion for approval. Vote 3-0 to approve.

**FINANCIAL REPORTS** of Dec. 1-31. Swickard motion to accept. Vote 3-0 to accept.

**NEW BUSINESS** (Smith)

- Jan. 21 meeting with Pete Randazzo.

Bob Felix, Matt Reno, Betty Smith met with Pete Randazzo about enclosing dumpsters.

Middle dumpsters: Between the new building and the fence line (which is the property line), there is 5’5” of city property. Using that space would require approval by City Manager Peter Dame and City Council w, there is space to push dumpsters onto city property and put up some type of enclosure that would probably suit the new ordinance to enclose dumpsters. It would require a letter from an attorney explaining we would never make a claim to the property.

Maumee end dumpsters: One dumpster probably could fit in the area by the hose and could have an enclosure. Dumpsters at the turn: There is enough room for an enclosure.

Matt Reno will talk with manufacturers about specifications and price on enclosures. The number and location of dumpsters is not resolved yet.

**OLD BUSINESS (**Smith)

- Discussion about bids on driveway curb, 80’ long from the turn to the rear of the building at St. Clair. Two bids are in: $5,000 and $8,000 and a third is being prepared. The effort is to keep vehicles off the lawn.

- Discussion on cardboard disposal. There has been some support for keeping cardboard in personal storage areas (garage or basement) until Sunday late afternoon.

**ADJOURN.** 8:25 p.m. Madigan motion, 3-0 to approve.

**NEXT MEETINGS**: Feb. 18, March 17, April 21, May 19, 7 p.m. Whiskey 6