

**NORTHWICK ARMS CONDOMINIUM ASSOCIATION- BOARD OF DIRECTORS**  
**MTG.**

4000 3RD ST N, ST. PETERSBURG, FL 33703

DATE /TIME POSTING UNDER GLASS CASE IN ENTRANCE \_\_\_3-24-15@0800

DATE/ TIME OF MEETING \_3-26-15 @ 1851\_\_ CALL TO ORDER @\_\_1851

**PROPERTY DIRECTOR:---**Tim Hendrix

**BOARD MEMBERS PRESENT:** \_\_Janne,Hylah,Lana,Debbie

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**QUORUM ESTABLISHED** yes      READING / APPROVAL OF \_\_3-23-15 --MTG.

MINUTES by Lana

**TREASURER'S REPORT:** LAUNDRY EARNINGS FROM \_3-10-2015 \_TO \_3-20-15 .  
MAINTAINENCE EXPENSES LAUNDRY REPAIRS/MISC. \$320.75 **FINANCIALS:**  
\$575 Ameritech monthly fee EFFECTIVE JAN. 1 , 2015 Operating expenses \$60 increase cost  
up \$118 year to date. Signing of agreement by Janne, Hylah for two year contract with  
Ameritech for  
\$575/monthly. \_\_\_\_\_  
\_\_\_\_\_.

**MANAGERS REPORT;** - \_ Leak @ back spickett/ check for leaks in condo.  
#105- -Non payment since 3/15/2015 total to date \$ 2275 outstanding. -->LEIN /Ameritech  
will Pursue. Status, Tonya Denton name is still on  
Mortgage. \_\_\_\_\_  
#205 In rears \$405 over thirty days , continue LEIN process.Demand Letter sent. Lana/Debbie  
second.  
#111 Motion to leave \$100 late fee on books until Dec. 2015 . No further late fees/Debt wiped  
out. Motion carries.  
#204 -- Bank owned. Lease month to month. Mother and daughter Jennifer on lease are  
responsible for fixing broken mailbox.  
#103 If animals continue to be a nuisance (ongoing issue )They must be adopted out per our  
DOCS.  
Laundry area- fecal material on /in washers/dryers unacceptable addressed with DCF. Therapy  
dogs claimed/ doesn't function. Attempting to contact son, and notify DCF social worker for  
help.  
#100 windows installed without permission from board. . We will seek legal advise or this  
could become a new precedent set.

**NEW BUSINESS:**

-NEW ATTORNEY FOR NWA; NICOLAGE LANGE

--New oil patches on tar

--Paint visitor barriers

#100 remove old plant

#206 sold to couple. Mom pregnant at time. Now 1/1 unit has 3 residents, only 2 allowed per DOCS .

#309 Check from Sue to Tim Hendricks

--Repairs to plumbing in ladies room/outside shower/water fountain in pool area by Bill.

--- Sprinklers

--Utilities came/wrong address.

-- \$\$\$\$ for changing amendments comes from operating expenses.

--Need resident info updated.

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### **RENTALS**

#204 bank owned, #109 Victoria , #211 Maggie. #301 Lana takes rental option starting 4-1-15 she gets 15 business days to find renter.

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\_\_\_MEETING ADJOURNED @ -----. NO ATTENDANCE FROM RESIDENTS.