Oxford Square Condominium Association

600 Kenwick Circle, Casselberry, FL 32707

Board of Directors Meeting

January 25, 2023

**Members Present:** Russell Hebert, President Michael Daniel, Director via phone

Jim Travis, V-President Ghorghe Daniel, Director, Absent

Ada Hebert, Sec./Treas. Merav Daniel, Director, Absent

Cathy MacDougall, Property Manager

**CALL TO ORDER: -** The meeting was called to order by Pres. Russell Hebert at 2:20 PM.

**PROOF OF NOTICE/QUORUM -** Yes

**1. Approval of minutes:** A motion was made by Jim Travis and seconded by Russell Hebert to approve the minutes of November 14, 2022. Motion passed.

**2. Financial/Treasurer –** Property Manager advised Board that the auto reserve withdrawal amount needs to be changed. See copy of report attached.

**3. Collections –**  See attached report.

**4. Manager’s report –** See attached report.

**5. Maintenance report –** See attached report.

**6. Violations –** A lengthy discussion was held regarding continuous complaints from residents regarding oversize dogs/feces on the property. Dogs over 25lbs is in violation of our governing docs.

A motion was made by Russell Hebert and seconded by Michael Daniel that dog owners and their tenant will receive a 10 day notice to remove the oversize dog off the property. If the dog is not removed it is a breach of lease contract. The lease is then terminated and dog owner will have 30 days to vacate the property. Motion passed.

**OLD BUSINESS**

**7. POOL PROPOSALS -** A motion was made by Russell Hebert and seconded by Michael Daniel to accept the proposal from Waters Edge Pools of $45,628 for complete renovation of the main pool and tile repair to the south pool not to exceed $47,000 in case of unexpected expenses. Motion passed.

**8. WINDOWS –** Property Manager advised the Board that many windows on the property are 30 plus years old and some are starting to leak causing mold and stucco repairs. The Board needs to advise owners whose windows are leaking that they need to consider replacing windows, which is their responsibility.

**ADJOURNMENT:** A motion was made by Russell Hebert and seconded by Jim Travis to adjourn the meeting at 2.53 PM.

Respectfully submitted by

Ada Hebert, Secretary