

Leigh's Cove Condominium Association Annual Meeting Minutes

Wednesday, November 5, 2014

A meeting of the owners of Leigh's Cove Condominium Association was held at the Bluebonnet Branch or the East Baton Rouge Library at 9200 Bluebonnet Blvd, Baton Rouge, LA

The meeting was call to order at 6:03 PM by President, Matthew Allen. Randy Mehlion announced a quorum of the owners was reached by owners present in person by proxy. The proof of notice of the meeting was provided to the owners.

The current slate of Board of Directors and Lewis Companies staff was introduced to the owners in attendance.

The minutes of the 2013 annual meeting were adopted by unanimous approval with no changes.

Matthew Allen presented the 2015 budget with an increase of \$10 per unit per month. The two bedroom unit increasing to \$180 and the two bedroom plus loft increasing to \$195. The members were also presented a thirty five year plan for expenses and the anticipated costs for replacement items and reserve balance. Randy Mehlion noted the excellent work Matthew Allen had done on the budget and the plan for future expenses.

In 2014 the association located and brought to surface the water shut off valves for all buildings. The location is available by contacting Lewis Companies. Concrete repair was completed to remove tripping hazards and standing water in walkways. After some security incidents on the property the vulnerable areas of the property were made more secure by adding a magnetic lock to prevent the swing gates from being pulled open, fencing added at the border of the canal and the adjacent apartment complex and the gap filled between the gate fencing and the perimeter fencing. Also both walk gates were repaired and new keys distributed. A contractor had been chosen to install cameras and the work is anticipated to be completed in November 2014. The website has been updated and will include helpful documents including bylaws, declaration, pet registration forms, helpful contact numbers and the map showing the location of the shut off valves.

The Board of Directors is requiring all pets to be registered on the property. Fines for noncompliance and violations of the rules are the responsibility of the unit owner. Rule violations were discussed and it was stressed to report violations with details to Lewis Companies office to be addressed with the owner.

Matthew Allen discussed flood insurance. Several buildings are currently in the flood zone but the majority are not. The association is required to carry flood insurance on all buildings because the documents require the coverage. The Board will review the possibility of getting a letter of map revision from FEMA to remove the remaining buildings from the flood zone. If the association decides not to carry flood insurance it would require approval of 75% of the owners.

The Board of Directors will research adding additional guest entries in the gate system. The Board is in the process of selecting new grounds management services for the condominium development. A

landscape project will be explored. The Board will also discuss replacement awnings and the initial thought is the cost will be split between the owners and the association. The owners request the Board to review either rain diverter's or gutters over the AC units. The owners would also like options for replacement of windows especially the third story windows. The Board will also review the meeting policy including day of the week and the utilization of modern conveniences such as video or phone conferencing.

A request was made for anyone interested in volunteering for the Board. There were no new volunteers or nominations for 2015. A vote to keep the same seven members was passed by unanimous approval.

With no further business the meeting adjourned at 7:00PM.