

Minutes
Meeting of the Board of Directors
The Vinings Condominium Association
Teleconference via ZOOM at 4:00pm
20 January 2021

Present:

Brian Lattimer – President/Acting Secretary
Carol Peters - Treasurer
Tina Herndon
Elizabeth Stulga - Capitol Properties

Absent:

Victor Clevenger - Member At Large

Brian Lattimer called the meeting to order at 4:07 p.m.

Community Comments: Landscape enhancements as well as discussing the next Association walk-through were discussed.

Committee Reports: None

Upon a motion by Carol Peters, as seconded by Brian Lattimer, the Board unanimously voted to approve the Minutes from the December 16th, 2020 meeting.

The Board requested Capitol Properties to research the possibility of receiving the Association's Financials via soft-copy, in addition to standard mail, in order to possibly include in the meeting Board Packet in a timely manner.

The Board requested the Financial Summary portion of the Management Report be resent with updated December totals.

The Board requested a revised Trash Resolution be drafted which is intended to detail improved enforcement procedures, which will also include a cover sheet/flyer instructing the Association on proper trash procedures.

Upon a motion by Brian Lattimer, as seconded by Tina Herndon, the Board unanimously voted to approve the Image Landscaping contract for 02/01/2021 through 12/31/2021 in the amount of \$3,201 monthly / \$35,211 yearly (via 11 payments) pending full review by the Association's Treasurer.

Upon a motion by Carol Peters, as seconded by Brian Lattimer, the Board entered into Executive Session at 5:36 p.m.

Board resumed open session at 6:08 p.m.

Upon a motion by Carol Peters, as seconded by Tina Herndon, the Board unanimously voted, with Brian

Lattimer abstaining, to waive the dryer vent cleaning for #12034 this current cycle. The Board has required that a dryer vent cleaning be performed once the unit is reoccupied, regardless of the Association's posted schedule. Proof of that cleaning will be submitted to Management.

The Board requested that Meeting Minutes for 09/16/2020, 10/21/2020, 11/18/2020 and 12/16/20/20 be posted to the Website, as well as the Dryer Vent / Chimney Vent cleaning reminder notice.

Upon a motion by Brian Lattimer, as seconded by Carol Peters, the Board unanimously agreed to adjourn the meeting at 6:13 p.m.

Respectfully,

Brian S. Lattimer
President / Acting Secretary