

**GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC  
SPECIAL BOARD OF DIRECTORS MEETING SEPTEMBER 8, 2014  
LOCATION: FAITH PRESBYTERIAN CHURCH**

**APPROVED**

**CALL TO ORDER:** The Board of Directors meeting was called to order by Janet Stockwell, President, at 3:58 p.m. Nancy Dillard confirmed that proper notice had been posted and a quorum was established with the following Board members in attendance:

Janet Stockwell, Peg Tams, Nancy Dillard, Bill Byers, Steve Levine, Rick Randall and William Tidmore were present in person. Also present were Bridget Spence and Janet Feliciano from Casey Condominium Management (CCM).

Homeowners present were: Edith Kaplan – Villa 104, Sandy Levine – Villa 46, Dick and Gloria Lowe – Villa 168, Robert Henry – Villa 29, Carole and Ed Kwiatkowski – Villa 91, Toni Greif – Villa 134 and Bob Littlefield – Villa 17.

**OLD BUSINESS:**

1. The Board took under consideration a letter from Deborah and Craig Kelch, Villa 142 regarding the replacement of fascia prior to villa painting. The Board has already let the paint contract and is proceeding as previously decided during this painting cycle.
2. William Tidmore presented an Architectural Approval Form for Villa 29 to install new windows in the back, side and porch and to increase the size of the living room window to the same as the atrium. Of the 14 villas on the lake, 5 have modifications. As a point of order, William Tidmore stated that he had no financial interest in the property.

**William Tidmore made a motion to approve the installation of a standard window on the east wall at the back of the villa. All plant removal and transplantation to be at the owner's expense coordinated with the Landscape Committee. Peg Tams seconded the motion. All approved by voting aye with one opposing vote by Steve Levine.**

**William Tidmore made a motion to approve the installation of a standard window on the south wall at the master bath. All plant removal and transplantation to be at the owner's expense coordinated with the Landscape Committee. Bill Byers seconded the motion. All approved by voting aye with one opposing vote by Steve Levine.**

**William Tidmore made a motion to install two (2) atrium-sized windows to replace the atrium window and the living room window on the south wall. After discussion, he withdrew this motion. William Tidmore made a motion to install two (2) doublewide windows on the south wall to replace the existing atrium and the existing small living room window. All plant removal and transplantation to be at the owner's expense coordinated with the Landscape Committee. Rick Randall seconded the motion. All approved by voting aye with one opposing vote by Steve Levine.**

**William Tidmore made a motion to replace the front window with a storm window system including a double hung storm window, screen, and shutter with 4" louvers in matching bronze color. This system meets the building code for hurricane standards and swing-out egress. Bill Byers seconded the motion and all approved by voting aye. This shutter was previously reviewed by the Architecture Committee and brought to the Board. It was not accepted at the time as a shutter replacement, because it required the entire window to be replaced and was quite expensive.**

**William Tidmore made a motion to install an elevated 1' high by 3' wide fixed clerestory window in the north wall along the front entry walkway up near the roof line to let light into the guest bathroom. Bill Byers seconded the motion.** There was discussion regarding setting a precedent for a new window and whether it could be seen from the street. **The Board votes were three yes (William Tidmore, Bill Byers and Rick Randall) to three no (Peg Tams, Nancy Dillard and Steve Levine) with Board President Janet Stockwell casting the deciding no vote resulting in the 4-3 disapproval of the motion.**

3. The Board discussed a proposed change to the Declaration of Covenants and Restrictions regarding Rental Limits. Discussion with our attorney brought out the following points: Yes, this can be done and an amendment can be drafted, which has to be passed by 2/3 of the members present in person or by proxy at an Annual Meeting. However, if a current owner casts a "no" vote, then that owner would not be restricted by the new amendment. Upon the sale of that owner's unit, the new owners would be bound by the amendment. This will require a great deal of administrative paperwork to track and may not provide the results we expected. Bridget Spence noted that the Ridge and Garden both require a two-year waiting period after the sale of a unit before it can be rented in an effort to discourage investors. The issue of the percentage of units rented within the complex was also raised. After the general discussion, it was recommended that this issue be further explored and revisited at the next meeting.

**NEXT MEETING DATE:** The next regular Board of Directors meeting will be Monday, September 22, 2014 at 4:00 p.m. at Faith Presbyterian Church.

**ADJOURNMENT:** Upon a motion made by Nancy Dillard and seconded by Bill Byers, the meeting was adjourned unanimously at 5:22 p.m.

Submitted by: Janet Feliciano, Association Manager