

**9th Fairway Association Board
of Directors Meeting Wed,
February 26, 2025 6:00 PM
Green Dolphin Clubhouse**

1. Meeting was called to order by Director Jim at 6:05 PM
2. Board members present were Mike, Kristine, Debra, Sandy, Jim, Carol. A quorum was established.
3. Verification of meeting notice was established
4. Minutes were read by Carol and approved
5. Debra read the financial report.
6. Old business
 - A. Roof update: Feb 28th materials were delivered for the 1900 building. Roof is progressing despite the rain. 1800 will be started when 1900 is finished.
 - B. Special assessment: 8 units are 1 month behind, 12 units are 2 months behind, 32 units are paid in full.
 - C. Contract for roof replacement is now available on the website.
 - D. New Wind Mitigation Report for 1700 building is available on the website.
 - E. HO6 letter and minutes available on website to file Assessment Claim with your insurance company.
7. New Business
 - A. Cleaning, sealing holes, power washing, painting, and sealing walkways in 1800, 1900, 1700 buildings by Neil has started.
 - B. Pavement is the next major project to be considered. There will be a meeting to discuss working together with other associations for a better price on March 6th, at 7 PM. in the small conference room. There was a motion to explore the pavement project by Carol, second by Sandy. Motion passed.
8. President's comments
 - A. The east stairwell in the 1800 building needs some repair.

B. The board will work on a policy about access to unit keys in accordance with our documents and state law. Kristine moved to have the board work on a policy for key entrance to units. Jim second and motion passed.

C. Contract for roof replacement is now available to view on the website.

D. Work is being done on the owner's directory.

E. Mike asked residents to review condo docs, getting violations sent to Scott at Ameritec.

F. Please remember to shut off the water main and AC power to the water heater if you leave your unit for more than 24 hours. Also, AC must be set to at least 80 degrees when you leave your unit.

G. Welcomed two new owners in units 1835 and 1917.

H. Ameritec has Zoom that we will be using for future meetings.

9. Comments from the floor

A. Welcome baskets are being investigated.

B. All exterior light bulbs are replaced with white bulbs that look much better.

10. Adjournment to next board meeting

A. April board meeting will be posted.

B. Jim moved to adjourn the meeting, Debra second and motion passed. Meeting adjourned at 7:04 PM.