

**River Oaks Daytona Condominium Association, Inc.**  
**Sunday, August 20, 2017**

The meeting was called to order at 1:02PM in the River Oaks Clubhouse at 711 N Halifax Av., Daytona Beach, FL.

Present were Steve Wonderly, Barbara Herndon, Mary Hodges, and Cathy Smith. Ginger Friant and Johnny Lee, Property Manager from Tri-County Realty were absent.

**Minutes:**

No minutes were presented.

**Treasurer's Report:**

No treasurer's report was presented.

**Unfinished Business:**

- Tree Removal:
  - Steve Wonderly moved that we contact Tom at Freshly Trimmed and get a quote and if they can do the work in the next week and it is at a cost of less than \$200. Cathy Smith seconded it and it carried unanimously.
- Screen Doors:
  - Steve Wonderly made a motion to amend Section L of the Rules and Regulations Document to modify the following item "I" to section "14 General": (Note: the changes to the wording of this section are in italics.)
  - Owners may install a storm/screen door *on the street side of the building*, provided it is the following specific model *and color*:
    - Larson Tradewinds Selection, White Full-View Aluminum Retractable Screen Storm Door
      - Common: 36-in x 81-in; Actual 35.75-in x 79.75-in
      - Lowes Item # 585253 Model # 14604032
      - White
    - No other type of storm or screen door may be installed without prior written approval of the Board of Directors.
    - If installed, the owner must provide a copy of the key to the Association.
    - Cleaning and maintenance of the storm door is solely the responsibility of the owner/tenant.
    - The door must be maintained in good condition by the owner / tenant.
    - The door must be installed properly and to the standards of the Association.
    - The Board of Directors is authorized to make this change based on Section XI of the Declaration of Condominium.
    - *(#8) If necessary for installation, the locations of the door handle and deadbolt lock may be exchanged. This change is not approved except in conjunction with the installation of the storm door approved by the Association. If the storm door is removed, the handle and deadbolt must be returned to their original location.*

*No other changes to the door or hardware type may be permitted without written approval of the Association.*

- (#9) A buildout for installation of the storm door is not permitted.
- Mary Hodges seconded the motion and it carried with three approval votes and one dissenting vote by Cathy Smith.

**New Business:**

- Miscellaneous Maintenance Items
  - Downspouts
    - One on the northeast end of the building needs to be reconnected or have an elbow added.
    - All gutters need to be checked and some are probably clogged.
    - Mary will call Eric.
  - Fence Gate
    - Needs to be repaired for it to close. Steve will check with Johnny.
  - Dumpster
    - We need a new dumpster. John is working on it.

The next budget meeting is scheduled on Tuesday, August 29 at 6 PM.

The meeting was adjourned at 1:18 PM.

Prepared by Cathy Smith