

Lakeridge Condominium Association, Inc.

Emergency Board Meeting Minutes April 7, 2021

Call to Order

The meeting was called to order at 2:00 PM by Merle Key.

Roll Call

Merle Key, Bill Humphreys, Karen Eversden, Tony Thigpen, Ray Goe and Russ Chafee were present via video conference call.

New Business

Unit 809 Emergency Assessment- Russ began by explaining the purpose of the meeting is to address the situation in unit 809 and to levy an emergency assessment against the unit for necessary repairs and clean up.

The board discussed the unit owner's maintenance obligation violations in Article 15 and Article 20 of the Lakeridge Condominium Association Declaration governing documents.

Russ presented bids to address the violations. Paul Davis \$45,000, Servpro- \$36,071, Servicemaster- \$28,131

Ray moved to accept the Servicemaster quote and levy the assessment against Unit 809 in the amount of \$28,131.47. Payment of which is due upon commencement of work or April 16, 2021 whichever is earlier. Tony seconded the motion. Motion passes unanimously.

Tony moved to have Russ work with the attorney to prevent the owner from returning to the unit as a sole occupant. Karen seconds. Motion passes all in favor.

Open Discussion- Discussion about disclosure of the violations and the rights of the unit owner.

Adjournment

Karen moved to adjourn. Ray seconded the motion. Meeting adjourned at 2:14 PM.

Minutes submitted by: Russ Chafee