

SECTION 2 OLD BUSINESS

- Tree Trimming Proposals – The association has gone out to bid on the trimming of trees (over 15') for 2015. The goal is to separate the trimming of trees from the normal landscape maintenance and reduce our tree trimming costs. The final review of all three bids and awarding the contract to one vendor will take place at the February 2015 association meeting.

SECTION 3 NEW BUSINESS

- Roofing Proposal – With the driving rain that we experienced in December, there were 4 homes that experienced roof leaks. Bids for roof repair were received and one was approved for the 4 homes.
- Garage Water Intrusion – One homeowner reported that they had significant water intrusion into their garage during the heavy December rains. Upon inspection, it was found that the last 15' of the cement driveway was pitched towards the garage; directing water under the garage door (the door that one drives their car thru). A drain will be placed in front of the garage door to drain the water off to nearby plant beds.
- Wood Shingle/Siding Proposals – There are 4 homes where the original builder used some or all wood shingle/siding on the homes' exterior. Due to the deteriorating condition of the wood shingle/siding, the board is currently investigating the cost to replace the wood shingle/siding. The bids have gone out to three vendors for Hardie Board Siding and Stucco alternatives. (The bids also request that the three vendors respond with a painting bid as well). Hardie Board is a non-wood composite material that comes in a wide variety of texture (can mimic wood shingles) and colors. It typically comes with a 50 year transferable warranty and is fire resistant. It is expected that all bid responses will be received by the February association meeting when the board will make a vendor decision.
- Garage Doors – It was brought to the board's attention that some of the recently re-painted garage doors appear to have been painted with high gloss paint when the standard door sheen is semi-gloss. This issue will be investigated and reported to the board at the February association meeting.
- Fence Repair – In the 430 block of the association, one of the association's fence is in need of repair. The concrete fence posts have been pushed up due to the nearby Palm tree roots, owned by a non-association homeowner, on the other side of the fence. It will be communicated to this home owner, that their tree roots need to be addressed before repairs can be made to the association fence.

SECTION 4 REMINDERS

- The Next Association Meeting – The Garden Estates Maintenance Association meetings will be held on the second Tuesday of every month. This means that the next association meeting will be held on February 10, 2015 (6:30PM, 31 Creek Road). Please attend if you can. We hope to see you there.
- 2015 GEMA Monthly Dues – The Garden Estates Maintenance Association monthly dues were raised \$10.00 per month/per homeowner effective January 1, 2015. The additional \$10.00 per month/per homeowner goes directly into the 2015 Reserve Budget.
- The GEMA Website – The Garden Estates Maintenance Association website can be found at <http://www.myhoa.com/gardenestates/>