

**OUTLOOK VILLAGE CONDOMINIUM ASSOCIATION**  
**UNAPPROVED MINUTES – April 17, 2025**  
**PLACE: Ameri-Tech Community Management**  
**6415 1<sup>st</sup> Avenue South, St. Petersburg and Zoom**

- **CALL TO ORDER** – Meeting called to order at 5:06 P.M. by Gloria Reed, Property Manager
- **ROLL CALL** – Beverly Stewart – President; Sabine Ajanovic – Vice President; Megan Geigle, Secretary and Treasurer. Also present was Gloria Reed, Property Manager.
- **PROOF OF NOTICE** – Posted April 15th, 2025
- **READ/WAIVE MINUTES** – Reading of the February Annual Meeting Minutes was waived and approved. Beverly motioned to approve. Megan seconded. All in favor. Minutes approved.
- **PRESIDENT’S REPORT** – President Beverly Stewart provided information regarding the current repairs needed throughout the community.
- **TREASURER’S REPORT** – Waived.
- **MANAGER’S REPORT** – Gloria provided the manager’s report, including a review of the aging report on late HOA assessments. The Board approved sending the delinquencies to the attorney for collections.
- **OLD BUSINESS:** None
- **NEW BUSINESS**
  - **Repairs:** Major leak between Units 702 and 703. A Leak detection company came out and provided information to the Board and the unit owners. The Board approved sending the leak detection invoice to Unit 703, since this is where the leak originated. We will advise the units they need to contact their insurance company and work to resolve the damage between them.

- **Plumbing: Unit 1005:** The Board received two quotes for this repair. This involves a hot side water repiping. Motion by Megan to approve Grade Plumbing to complete this project. 2<sup>nd</sup> by Sabine. Motion carried.
- **Building 4:** Patios, drywall and railing repairs. The Board has reached out to Palm Restoration, the company that worked on the patios and lintels and he has ordered the railing needed for this building. Drywall of the ceiling will need to be completed for Units 405 and 406. The Patios and the lintel repair have been completed.
- **Grading of the community:** The Board will seek bids for grading the low areas of the community. They want to have this done before Hurricane season starts. This will help to seal the building and prevent water from penetrating into the units.

**Stucco and Painting Repairs:** Received a bid from SKP Services to paint the buildings that will have the stucco repaired. Buildings 2,4,6,7,8 and 11. Proposed amount \$2500.00 Motion by Sabine, 2<sup>nd</sup> by Megan to approve this proposal. The Board is waiting on a proposal from Jacob Peace to complete the stucco repair for Buildings 3,7,8,9 and 10, top and bottom.

- **OWNERS COMMENTS** – Owners asked about the repair of Building 4 and what is left to complete.
- **NEXT MEETING DATE –TBA**

**ADJOURNMENT** – Beverly motioned to adjourn, seconded by Megan. All in favor. Meeting was adjourned at 5:45pm.

**Minutes were prepared by Property Manager, Gloria Reed**