

# Stephanie Terrace Homeowner's Association

## Compliance Meeting

### Superior Management

#### September 17, 2015

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- The meeting was called to order at 3:30 p.m.
- In attendance were owners of units # 3, 4, 6, 14, 29, 30, 52
- Rosie Herboth and Eric Gordon, Superior Management

#### Michael Heath #6

Compliance issue: Mr. Heath removed the carpet from the upper deck in Unit 6.

There was a miss communication between Superior Management and the owner of #6 regarding the carpet on the deck before the power washing was done. The carpet on the deck was removed by owner. This should not have been done as it is the HOA's responsibility to maintain the deck.

Mr. Heath provided a written statement and agreed to pay half of the cost of replacement.

The Board agreed that this was a reasonable compromise due to the miss communication. The *HOA/Board* has agreed to pay \$113.00 and Mr. Heath will pay \$113.00. The total cost of replacement was \$226.00.

✓ I had a home inspection done when I was buying my unit and it was recommended that I take the carpet off the deck because it could retain water and rot the wood. With that in mind, when I received word of the pressure washing, I contacted Rosie to see if it was alright to remove the carpeting. When she called me back she said it was my choice but added nothing to inform me that the HOA had placed the carpet there and it was to be there permanently. As a new owner with no history of what decision had been made about the deck, I thought I should have been informed about the situation. I thought the previous owner had installed the carpet. It seems obvious now that I was talking about removing the carpet permanently while Rosie meant I could remove it while the pressure washing was done. I am also concerned that your communication to me indicated that I would have the choice to have the work done and pay for it or you would have it done and bill me. But before I could take any action, someone ordered the work done on your behalf and it was done while I was not home. Again, it seems there is a proper lack of communication.

I don't feel I deliberately violated any HOA rules and regulations; I contacted you and asked what I could do and through misinterpretation and insufficient information, I am being penalized. (I feel a fair compromise would be for me to pay for one half the cost involved. Thank you for your consideration.)

Thank you for your time.

#### Yakov and Anna Smetana #52

Compliance issue: Mr. Smetana drove over the new seal coating before it was dry.

Mr. Smetana explained that his wife had a medical emergency and he needed to provide medication to his wife.

The Board has decided to table the item until we receive the actual bill from Wear-Ever of the cost to seal coat the affected areas.