MINUTES OF AUGUST 23, 2016

Meeting called to order at 6:01 PM

PRESENT:

Jerry Lavish President Tim Haas Vice President Virginia Lavish Secretary Jill Willis Director Jennifer Eaton Director George Santry Director (Available via phone if needed, Tony Bartholomew)

Dustin Hardy of Aquatic Surfaces gave a presentation regarding resurfacing the community pool… The pool would be closed for 7-10 days while work is being done. Tabled until other bids are turned in with their proposals…

Jerry made a motion to accept the minutes of the last meeting, seconded by George... All in favor... Motion Carried

PRESIDENT’S REPORT

Jerry gave the Financial report in Tony’s absence... our total assets are $1,529,249 with $898,905 in our restricted reserve account…

Our pool/gazebo upgraded pathways that were previously approved by the board were funded by the Lawsuit settlement and Capital funds…

We are presently under running our budget. We will use these funds to trim the oak trees and continue with mulching to be finished by the end of our fiscal year.

We now have only one delinquent owner and these funds will be recovered when they sell their unit.

A discussion ensued regarding pooling our Reserve accounts to allow for more flexibility when needed… In speaking to both our accountant and our attorney we learned that in order to do this, we need owner approval.

Jerry made a motion to get owner approval to pool the accounts ... George seconded it... A discussion ensued whereby Jennifer asked how the money would be divided. We determined it would be best to do a Reserve study every two years…

All in favor... motion carried.

VICE PRESIDENT’S REPORT

Tim spoke about the problem with some areas where the downspouts were washing out landscaping areas... There are two areas on Sheffield on the middle lake, and one on the North Lake... The cost will be approximately $2,600 to correct this by going from the downspout directly INTO the lake underground. A motion was made by Virginia to have this work done, seconded by Jerry... All in favor... motion carried. Tim also spoke about adding some gardening to the bricked areas leading to the pool at a cost of $3,500... Jerry made a motion to do this work, seconded by Virginia… Another motion was made by Jerry to use capital funds, seconded by Tim... both motions were approved and carried.

George gave a report on the 6 ARC requests that were all approved. Hurricane shutters, 2 cordyline (ti-Plants) in the back on either side of patio, Laminate flooring on a second floor unit, hurricane shutters with special request to have shutters go around the inside of the patio provided the shutters are hung inside the balcony guard, plants along the walkway entrance to unit. He also stated that he was able to sell the used pavers via Craig’s List for $400.00.

PROPERTY MANAGER

Maureen talked about the need for our Oak trees to be trimmed. They should be done very two years... The cost will be approximately $5,800, and any trees touching the buildings.

The money would be taken from the Operating budget. Jerry made a motion to get the work done, George seconded the motion... all in favor… motion carried.

Maureen next spoke about the need for our pool furniture and furniture in the enclosed area around to pool to be replaced or repaired. After a very lengthy discussion weighing the pros and cons ... some of which was the limitation of 300 lbs. on new sling furniture. Sling furniture was decided. Motion was made by Virginia, seconded by Jill... all in favor... motion carried.

A motion was made by Virginia to have the pool resurfaced based on the earlier discussion and to include belly band, seconded by Jerry, using money from Reserves... All in favor... motion carried.

A motion was made by Jerry to spend approximately $10,000 from our budget for much and sod for the community after the trees were trimmed and cleaned up. Seconded by Tim... All in favor... motion carried...

We discussed the possibility of switching our street lighting to LED bulbs... The ballast must be removed first... all ok with.

Maureen presented a lot of information for lanai furniture around the pool enclosure which would consist of wrought iron furniture which would be bolted down... It would consist of a sofa, two chairs, a rectangle table and Bakers rack, replace the existing ceiling fans (3) and some planters... New furniture would cost $8,500… Will revisit this expenditure at the next meeting..

The annual Budget workshop was set for October 4th at 8 am

The Annual Meeting will be November 14th at 6 pm

The next Board meeting will be September 21st at 6 pm.

The floor opened to Owners present... Questions and discussions regarding the repair of a/c drains, as to how do we know which one is ours and not our neighbor...

A question regarding driveway pavers was asked, and the owner told that if they are parking an overweight vehicle in the driveway and the pavers shift, it is their responsibility to have it fixed.

The meeting was adjourned at 7:45 pm

Respectfully submitted

Virginia Lavish, Secretary