

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
March 17, 2008

BOD Present

Ron Oliver
Jane Lange
Donna Mulig
Ed Welt
Jan Hicks

BOD Absent

None

Others Present

Ron Murphy

1. Call to Order by President Ron Oliver at 10:00 am
2. Confirmation of a Quorum; all BOD present.
3. Approval of the Minutes of March 10, 2008, motion by Ron, seconded by Jan, all in favor.
4. Announcements
 - President's Communiqué—Being distributed in mail tubes throughout community. Another is planned for next month.
 - Ron Oliver announced that the Settlement Agreement has been modified to allow a six month extension; hopefully the bonds will be sold well before that time.
 - A resident has identified an area where wildlife often cross onto the road and recommended a sign informing drivers; Ron will talk to CDD relative to this. Locations were discussed.
 - Bill has been received for CDD audit; our half is about \$6200.
 - Ron has spoken with the CDD about pressure washing the columns at entrances to our community.
 - Management services and options were discussed relative to costs and benefit. We spoke of several models, needs to be further investigated. Laurel Oaks should be contacted, CAI has information, also Severn Trent.
 - Recently replaced pedestrian gate lock is broken again. Ron has contacted CDD about this and it will be investigated and fixed. Area needs camera surveillance, may be vandalism.
 - Frank Bibbins, Nature Trail committee member, has contacted Ron Oliver relative to muddying going on in Benderson development property near our perimeter fence. Resident will further pursue settling this matter before asking BOD to intervene.
5. Unfinished Business
 - ◇ Pool furniture—Jane, Jan and Michalene Houze have done extensive research into vendors and products. They wanted attractive, useful, comfortable and durable furniture. Important that chaises were stackable. They made their choices and consulted with Margo Bates. The BOD was presented with swatches, samples and prices from three vendors. It was recommended, and the BOD agreed with the most reasonable quote, which was from Windward Design Group, a local manufacturer. By a motion from Ron, second by Jan, with Donna and Jane in favor; and Ed against, this purchase was approved to order, pending camera system upgrade. Buyer service will be checked for possible price benefit first. It was thought that company might give us some break in the delivery charge also. Should take 4-6 weeks from date we order for furniture to arrive.

- ◇ Security Cameras—Jane. While we debated various information and options Ron Murphy asked several technical questions about camera specifications and he was then asked to contact Alpha Omega to get the answers and give us further input.
 - Vandalism problem was thoroughly discussed, also camera system and our needs. Jane has a bid from Alpha Omega. Need more bids. Jane is contacting CDD regarding other vendors.
 - Pool hours were discussed; signage needs to be consistent.
- ◇ Sparkle Brite—Jane. Contract includes two options: no price increase next year and 30 day cancellation on either side with notice. While the price will be \$1000 every month, rather than the previous vendor's \$700, condition and resultant wear and tear on pool had to be considered. Invoice information: A-1's last bill will be as of March 21; Sparkle Brite's will start on March 24.
- ◇ The BOD approved a motion to approve Southern Comfort Maintenance Contract by a motion by Ron, seconded by Jan, all in favor.
 - Jeanne Oliver reported that Southern Comfort is scheduled to come out for a yearly maintenance visit on the heating and cooling units at both recreation centers: March 25th, Tuesday. The cost will be \$176 total @ \$88.00 per unit. All parts: condensers, air handlers, filters, and thermostats will be checked and serviced. The Charlestown Pool condenser was replaced June 07 by Trane, and it is under warranty only if it is in fact serviced each year. In addition, the thermostat was replaced at both the Fitness Center and the Office.
- ◇ Problem resident correspondence—Stephanie and Donna are working on a letter to go to these residents. BOD read draft document and made some modifications. Donna will send to Stephanie. Residents did not reserve this facility (or pay the \$150 deposit), had more than 20 people there, were there after hours, made much noise, incurred resident complaints and damage was done to facility. Some neighbors had said that they call about this residence and no response from Sheriff's Office. Ed will contact Sheriff's Office to find specific information on complaints and patrol calls. He will discuss our concerns and neighbor complaints.
- ◇ AMI List Donna sent Stephanie—Items will be added to the agenda for Wednesday's monthly meeting.
- ◇ Chad communication--Donna
 - Chad responded to Donna's email and is in the process of finalizing voting paperwork.
 - Lease questions will be asked of him if necessary; Jan is working on some draft documents and information will be forthcoming from AMI.
 - Nuisance Questions—Chad will need more information, including documents sent from AMI and Sheriff's log information. It was also recommended that BOD read recent CAI magazine with information on this topic that would be helpful.
 - Other questions for Chad may arise; we want to be concise, not to incur additional charges.
- ◇ AMI resident mailing contents
 - Jan has been very busy composing new, important documents (BOD needs to thoroughly review these and give feedback ASAP):
 - ~Welcome Letter has been updated with new information. This will go to all new residents.
 - ~Intro Letter—Jan is still working on this
 - ~Community Update Letter
 - ~Chad's Documents
 - ~Delinquency Policy—also needs to be checked by Stephanie and Stacie
 - ~Violation Policy

- ◇ Paintball incidents—There have been complaints about a residence and paint ball shootings in our community. It was discussed that residents need to give full information to AMI if they desire a letter to be sent, AMI will then determine appropriate response, consulting community documents and contacting the BOD, when appropriate. There are instances that Sheriff's Office should be called also. In this instance a BOD will first make a contact with resident in the hopes of stemming this activity, before any other actions are taken.
- ◇ Newsletter—Evidently the newsletter that we thought would have been distributed a while ago has not gone to press; long time since last publication. BOD is researching other options. Costs and ideas were brainstormed. Emailing could be of good assistance here. Jan is further investigating costs and possible options.
- ◇ Resident email addresses were brought up. Would be a good way of communicating. Mailing is expensive, tubes are not appropriate for everything. Is there a way of having a community booklet, paid for with ads, having names, addresses, phone numbers and emails? Jan is pursuing something on this. Some residents have complained that they don't have names or information on their neighbors to contact them. Some BOD said that there were community booklets with such information in their previous communities, why not here?
- ◇ Neighborhood Watch—Jan presented a ½ sheet of paper to be distributed to residences whose post lamps are out. The BOD suggested several small changes. Lamp post lights are important and we appreciate Neighborhood Watch's participation in this notification and follow through.
- ◇ Social Committee—upcoming events discussed.
 - Gatekeepers need BOD approval to hand out any paperwork; Jan made a motion for them to hand out Garage Sale Maps, seconded by Jane, all in favor.
 - Wine and Cheese Party was a success, even in the rainy weather we had 100-125 people! Those who attended had a great time.
 - There will be a Memorial Day picnic; Jan will communicate with committee money allocation available.
 - BOD impressed with report and events, great service for community, and fun!
- ◇ Compliance—Donna, Carol Cascio is contacting Stephanie about questions she has; and a method to develop a procedure that works smoothly, more on this at Wednesday's monthly meeting. It was again stated that rules need to be enforced consistently.
- ◇ TLC—Landscaping is continuing; looks very good; more plants will be added.
 - Sodding is going very well, residents are commenting on very much improved look of our community.
 - TLC's weekly reports continue to be important communication piece.
- ◇ Finance—Ed Welt and Ron Murphy
 - Ed Welt announced that 2 CD's have been purchased at \$25,000 each, another will be soon.
 - Taxes—Ed signed a tax document, estimated taxes for our filing extension.
 - Capital Reserve Study—Ed Welt read document and was concerned about the basis used as it was formulated considering bond sale proceeds. Hopefully market will settle, but we have no way of knowing for sure, or when. Current economic conditions are unstable for bond market.
 - ~Reserve Studies should be done every 3 years or so.
 - ~Study calls for having our recreational center parking lots sealed and striped, estimated cost \$2168, claiming 2440 sq yards, that would include both facilities. Jane has information and will get some quotes.
 - Ron Murphy announced that we have received some money back from foreclosures and resold properties. Delinquencies are still running high,

some people have left list and some others have appeared. Situation makes a difference in our bottom line and we have no way of knowing how long this will impact us, or by how much.

- DSR value was talked about; Ron is checking on some information.
- CDD budget and community impact was briefly discussed.
- Capital Contribution was again discussed. Many BOD members feel this could be a necessary step to guarantee adequate reserves. Our accountant has informed Ed that dedicated monies for reserves would not be taxed. It was introduced that in this current market, with so many properties on the market, this step could impede buyers.

6. New Business

- Happy St. Patty's Day!!!!

7. Adjournment was finally announced at 2:15 pm. Some St. Paddy's Day!!!

Respectfully Submitted:

Donna Mulig

Date

Monthly Meeting AMI; Wednesday, March 19, 2008

Next Weekly Meeting: Monday, March 24, 2008