

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
March 31, 2008

BOD PRESENT:

Ron Oliver
Jan Hicks
Ed Welt
Jane Lange
Donna Mulig

BOD ABSENT:

None

OTHERS PRESENT:

Ron Murphy

1. Call to Order at 10:00 am by President Ron Oliver
2. Confirmation of a Quorum; all BOD present.
3. Approval of the Minutes of March 24, 2008; motion by Ron, second by Jan, all in favor.
4. Announcements
 - ◇ Key card access—Jane announced that she was able to access program.
 - ◇ Dog Park Response—Jane shared that the County said the park area was too small for what was proposed. They also said there are sufficient dog parks. This has been the County response to all requests so far to add other activities to this area. Residents have requested this being further researched; Jane will follow through.
 - ◇ Boat on Pond #14—Jane said boat will be removed. The sign has been on the boat for longer than the 30 day period; efforts to locate its owner have not been successful. Covenants were reviewed relative to boating. There is to be no boats stored or kept on Lots or common property. There is a complaint about another boat; Ron Oliver will contact resident. Jane will check the wording on the sign on nature trail.
 - ◇ Fitness center—Jane and Ron Oliver shared information from Jeanne Oliver that there was an equipment part replaced due to misuse or vandalism over Easter holiday weekend. There also was an equipment warranty part replaced. Jeanne Oliver had Southern Comfort service the air conditioned units for the fitness center at Seven Oaks and the office at Charlestown Recreation Center.
 - ◇ The grill at Seven Oaks has been repaired; Ed will check to see if it is working properly. There were questions about the automatic ignition system.
 - ◇ Pools—A-1, Sparkle Brite, Unpaid Invoice—Jane. Payment of final invoice from A-1 is being held. Jane spoke with company that took over A-1, Drew Pools, they have been understanding in this matter. Sparkle Brite will assess what needs to be done to bring pool to acceptable level. We will invoice former company and then compute difference between the invoices.
 - ◇ The posts at the edges of the emergency access road adjacent to Pond # 14 were removed. The slats had been ordered removed by the fire department last year; the remaining posts were an eyesore; BOD was asked to have them removed.
 - ◇ CDD business—Ron Oliver met with Chris Reese regarding a number of matters:
 - Fence near Benderson construction site will be repaired by USA Fencing.
 - The lights at both entrances have been replaced at a cost of \$2400.
 - Columns at both entrances will be cleaned.

- Back up batteries for the two vehicular gates will be taken care of.
- Honore pedestrian gate needs a camera; there has been extensive problems these last 7 months or so. There is a new vendor, new expensive lock, still problems.
- Signage—several stop signs at Sea Island and Seven Oaks intersection are being proposed.
- Wildlife signage will be checked into.
- Nature Trail was discussed, if those signs are also CDD responsibility. Ron will check.
- CDD/Sidewalks. Ron is checking common property and resident sidewalk responsibility.
- Weeds in entrance pavers; Ron is checking into that also.
- CDD Budget will need to be done by June 15; many budget needs and variables were spoken of. CDD will send a draft to Ron Oliver when it is available.
- BOD hopes that camera viewing of back vehicular and pedestrian gate in guard shack will be a goal in the near future.
- Vandalism relative to CDD budget discussed; pedestrian gate repairs and other matters need to be reflected in their budget also.

5. Unfinished Business

- ◇ Cameras—Jane. Long conversation relative to upgrading our present Seven Oaks system for better night vision clarity. Jane will check with a resident, Ron Yarnell, who has security business background; she will ask for a written bid on several upgraded cameras. DVR needs to move out of the pool room to fitness center. We also need estimate for Charleston facility. It was asked if we should we have a field trip to compare camera models to assist with choice.
- ◇ Paint Ball letter Heyward Circle—Jan presented letter; BOD approved it sent.
- ◇ Paint Ball incident letter Planters Knoll—Jan will draft this letter.
- ◇ Chad paperwork, discuss mailing to AMI and finalize amendment wording—Donna. BOD reviewed amendment. Donna has sent back to Chad for redrafting. Jan and Donna will compare notes on amendment language.
- ◇ Chad cover letter—legal dealing with problem residents. BOD will use Chad's information as a guide for future legal proceedings, if necessary. BOD proposed another question, which Donna will raise with Chad.
- ◇ Capital Reserve Assessment was briefly discussed. HOA could certainly use the revenue for its Reserve Funds. Donna will check with Chad.
- ◇ Resident mailing packet—Jan's drafts review and finalize—Jan presented updated packet for BOD review for next week.
- ◇ Liens and foreclosure information discussed. It was again noted that the report we get from Andy Cohen needs to include resident addresses. Ed will ask that reports include this information for better matching with other financial data. Ed is checking on several residences that are at HOA lien step.
- ◇ It was noted that the County considers breaking and entering at community facilities breaking an association rule.
- ◇ File for resident continually breaking association rules needs to be pulled together; Jan will request a copy of all correspondence for this residence from AMI.
- ◇ AMI mailing to Green Street resident—Donna sent the BOD a copy of the AMI mailing, including letter BOD proposed.
- ◇ Pond 14 cutback info—Ron shared that a resident has asked for some newly grown trees to be cut back on the edge of pond #14, near aquifer pump area. The trees are blocking resident views of pond and fountain. Jane will ask Bud to consult with Aquatics relative to this.

- ◇ Electric Pond # 11, needs electrical estimates; Jane will ask Bud to follow through with this. Pond # 7 should be easier, go ahead with that one.
- ◇ Neighborhood Watch—Jan will check on status of neighborhood canvassing light posts that are out and notifying residents.

6. New Business

- ◇ Vandalism is a topic often discussed recently. BOD has brainstormed and needs community involvement in this matter. Some residents are not supervising their children and will be held accountable for their actions. Costs need to be assessed. Alex's hours often involve extra time and money because of misuse of our facilities. 3/2 - 2 hours = \$80; needs to be credited to vandalism. Tracking of invoices discussed. Ed needs to send an email to Stacie and Ron Murphy with details when vandalism is involved. There have been many gate repairs at Seven Oaks pool, also \$80 for Alex on 3/24, fire extinguisher released into grill, resulting in fire extinguisher and grill problems, bathroom problem. Ron Oliver will be writing the community a letter addressing this. There is much money being spent, and much frustration on the part of many who have to deal with this. There will be reporting and prosecution, when applicable. Lists will be kept and minutes will reflect all information possible.
- ◇ Resident Gate Opener Request—Broken opener, resident has asked not to have to pay the \$100 fee; asked to try new battery. If new opener needed, cost is \$100.
- ◇ Resident Privileges Question—Ed. Covenants were reviewed and several residents were discussed relative to this topic.
- ◇ Alligator information—A resident drafted a document they hoped could be shared with the community regarding alligators and removal policies. The BOD reiterated that their position is to leave them in their habitat unless they are considered to be a danger. Residents are reminded they should mind their distance and never feed the wildlife. Children and pets need to be supervised.

7. Adjournment was announced at 12:50

Next Weekly Meeting: April 7, 2008—CANCELLED—LACK OF QUORUM

Respectfully submitted:

Donna Mulig

Date