

MINUTES OF THE WEEKLY MEETING
OF THE BOARD OF DIRECTORS
September 29, 2008

BOD PRESENT:

Ron Oliver
Jane Lange
Jan Hicks
Donna Mulig
Ed Welt

BOD ABSENT:

None

OTHERS PRESENT:

Mike Royle
Ron Murphy
Frank Ingrassia
Rich Lutley
Bill McEwan (Hoover Pumps)

1. Call to Order was announced at 10:00 am by President Oliver.
2. Confirmation of a Quorum; all Board members present.
3. Approval of the Minutes of September 22, 2008. After a discussion relative to a legal communication with our attorney, the minutes were adjusted. The adjusted minutes were approved by a motion from Jan, seconded by Jane. Four Board members were in favor. Ed voted against.
4. Announcements
 - ◇ Bill McEwan, Hoover Pumps spoke about pump alarms to monitor water flow to prevent pump damage and limit disruption of pump service. Costs and programs were also discussed. CDD will receive additional information.
 - ◇ Air condition problem at fitness center. Needs new air handler and reconfiguration of unit to prevent future rusting. Board will meet with vendor to determine solutions on Tuesday.
 - ◇ Frog Insurance Coverage Paperwork—Donna located the notice that our frog is covered under our current liability insurance and has forwarded it to Ed to be kept with insurance papers.
 - ◇ Irrigation Maps—Jane distributed maps that delineate our system.
 - ◇ CDD Transition Meeting—Donna reported that it was an efficient and productive meeting chaired by Frank Ingrassia.
5. Unfinished Business
 - ◇ Official Office Address/Mail Box—Donna has been in contact with Post Office to determine our new office's official address and mailbox placement.
 - ◇ Resident lawn/common area sod question—Jane, Rich Lutley and resident met to discuss concerns.
 - ◇ Tabbystone Pump costs have been reported to the CDD.
 - ◇ TLC Contract revision/CIS to CDD—Jan is working on these documents.
 - ◇ TLC—Neglected Property quote—TLC will charge \$150 for debris clean up from county mowing down Heyward Circle property. With a motion by Donna, second by Jan, all in favor, we authorized the minimum level maintenance of \$32/60 month for mowing and blowing of lawns

- (depending on lawn growth height) for this home and a Planters Knoll home. Owners of record will probably not pay, but will be billed.
- ◇ Viburnum to Berm—Berm is CDD. Jane will give CDD plant offer information.
 - ◇ Pond # 14 Fountain Repair—the costs are a concern. Bid to pull, replace motor and repair was over \$3000. Must be done. Motion to repair fountain by Jan, second by Ron, all in favor. It is noted that Vertex is not to shorten the cable and is to replace fountain in same position.
 - ◇ Delinquency Information—Donna gave Ron Murphy Andy Cohen's report. She noted that his 'end of month' report is dated the 25th, but was emailed on the 24th.
 - ◇ Requests for late fee removal—Ed. Jane presented one request. She will Jane sent request to Stephanie that resident submit proof from her bank of AMI payment receipt. There are two other requests that Ed will research and report back to Board.
 - ◇ Payment plan for owner—Ed. All will be notified and Ed will monitor situation.
 - ◇ CDARs for daily accounts—Ed has recommended 4 week laddering. Amount in operating accounts difficult to determine. Delinquencies and deferred revenue discussed.
 - Ed is looking into On Site Manager Bond Insurance.
 - ◇ Bank for 2009—Any bank change would have to be decided very soon.
 - ◇ Applicant Follow Through—Donna is developing a correspondence to be sent to the candidates not selected.
 - ◇ Intent to Foreclose Info—Donna made a motion to proceed with intent to foreclose on residence first on delinquency list, Ron seconded, four in favor, Ed was opposed. Ed will contact our attorney and follow through.

6. New Business

- ◇ Contract—On Site Manager. Jan reviewed information and is working through details. It was noted that any contracts will be reviewed by our HOA attorney.
- ◇ Equipment for office—Ron Murphy spent time reviewing budget and needed items. He will contact Bright House. He will also contact AMI IT person to price and coordinate our needs to effectively tie in with AMI system and will then present information to Board.
- ◇ Office Bids—Jan, Jane—Newest information reviewed and compared with previous bids. Jan made a motion to accept Home Depot cabinet bid up to \$8000, Jane seconded. All were in favor.
- ◇ Bldg Specs—Jan. Specifications, timetables and other details were discussed, including surety bond. Jan will check on bond and several other questions and report back. Jan will give timetable and amounts to Ron Murphy. Jan made a motion to proceed negotiating with Alan Amtmann for construction of new building. Ron seconded, four in favor. Ed voted against.
- ◇ Meeting on 10/4— Donna put up signs. Ed will arrange resident sign in. Board will arrive early. Donna will take overview minutes.

- ◇ Budget Meeting—Ron Murphy is setting up a meeting for the Board to review finance committee budget recommendations and the budget presentation to the community.
- ◇ Ron Murphy thoroughly reviewed our HOA audit and credits for monies from the DSR and bond sale. They need to be correct to avoid tax problems. He will contact Stephanie and meet with AMI financial manager and may include our HOA accountant.
- ◇ Details/paperwork for upcoming meetings—Candidate form and budget will not be mailed out together because of timing.

7. Adjournment was announced at 1:30.

Respectfully submitted:

Donna Mulig

Date

Next Weekly Meeting: Monday October 6, 2008

Resident Town Hall Meeting, Saturday October 4, 2008