

Board of Directors Meeting Minutes

December 15, 2022

Present: Barb Peacock, (President); Evelio Mulet, (Vice-President); Norm Moffitt, (Treasurer) Rick Moffitt, (At Large); Cynthia Kleist, Recording Secretary, (via Zoom); Matt Paterno, Pipe Restoration Solutions (PRS).

Call to Order: 6:06 p.m.

An update on the upcoming pipe restoration project was given and a slide show presented. Matt Paterno noted there were many cracked pipes. He said work on the buildings should last three to five days but there were no guarantees of this timeline, as it depended on the condition of the buildings' pipes. Matt pointed out the carport areas would be utilized to keep the materials out of the weather and that each pipe liner would be custom made and custom fitted. He showed examples of the liner. Matt said work would begin January 9, 2023, on Building 1 then proceed to Building 27 which he said was a problem area., then go in order back to Building 2.

Board of Directors Meeting adjourned at 6:41 p.m.

Board Meeting Minutes

Present: Barb Peacock, (President); Evelio Mulet, (Vice-President); Norm Moffitt, (Treasurer) Rick Moffitt, (At Large); Cynthia Kleist, Recording Secretary, (via Zoom).

1. Call to Order
2. A quorum of the Board has been confirmed.
3. Notice of Meeting was posted on both bulletin boards and e blasted.
4. Motion to waive the reading of the following minutes:

Motion to waive the reading and approve the November 15, 2022, Budget Meeting Minutes.

Motion by Norm, seconded by Rick.

Vote: Unanimous

Motion to waive the reading and approve the November 19, 2022 Minutes with P.R.S. and Statewide Insurance.

Motion by Norm, seconded by Rick.

Vote: Unanimous

Barb, on behalf of the Board and owners, thanked Nestor Parada, Maintenance, for his work this year.

5. Approvals

1. Sale of unit 3203

Motion by Norm seconded by Evelio to approve the sale of unit 3202.

Vote: Unanimous

6. Reports of Officers and Manager

Evelio reported there will be a migration from HOA Express to a new email system and urged everyone to sign up for the current website. He said at 8 p.m. on Friday, Dec. 16, the current website would not be accessible.

TREASURER's REPORT: Norm noted that in November, trash, water and sewer continued to be overbudget in addition to building maintenance partly because of an increase in the number of families with young children that have moved in this past year. He said the reserve fund balance at the end of November was \$358,381. Norm said the Board has contracted for storm sewer repairs. He said the pipe near the pool has to be replaced which will begin in early January 2023 at a cost of approximately \$56,000. He asked all owners to check for leaking toilets and faucets.

PRESIDENT's REPORT - STORM SEWER PROJECT: Barb said a property walk took place on Nov. 21 with Ben Poley from G.A. Nichols. She pointed out three areas where the storm sewer repairs will be done and noted there are red and orange flags in the area and around the 2600 building and said the project will not affect the residents in the nearby building. Barb said the project will begin early next year and take about a week to finish.

ACORN: Barb said this company has been contracted to trim the palm trees and remove 4 dead pines. They will start the palm tree pruning on Monday.

VIOLATIONS: Barb provided an update on violators. She said T.C. Sayles of Ameritech has been walking the property monthly and violation letters have been sent out to some owners and for the most part people have complied with the letters. She said violators who have not complied will receive fining letters and will have 14 days' notice to meet with the Compliance Committee which consists of three owners not affiliated with the Board. Updates on the pickleball court and Spectrum costs were given.

7. Unfinished business:

Background checks: Barb said at the October meeting the Board approved the process of adding family members to a deed and to complete an application for purchase, with background checks, fees and an interview waived, and Board approval not being required.

At that October meeting, some owners spoke in favor of the background checks and owners requested the Board change this language so that it only applies to adding family members to the deed for estate planning purposes, but if the added family member wanted to reside on the property, they should still be subject to a background check for safety reasons. Barb said she followed up with the Association's Attorney, who recommended not doing background checks on those individuals pointing out that even in the event of a bad report, there wouldn't be much the Board could do and can't prevent owners from living in their units.

She added the attorney suggested amending this section to give the Association better ability to background check and deny occupancy for serious crimes. Barb noted that any change to the declaration requires legal advice, and this would also require an approval of 60% of the owners because it would be a change to the Declaration.

Motion: A motion to leave the language as already approved.

Motion by Norm, seconded by Evelio.

Vote: Unanimous

Barb added the attorney said the Board could not be held liable if an added family member was not subject to the background check prior to being allowed to live on property and an incident occurred. She said the attorney said the Board isn't under an obligation to perform a background check and thus could not be held liable. The Board took comments from the Owners.

8. New Business

1. Financial – bank accounts, credit cards

Motion: A motion to close the Bank of OZK reserve account and move those funds to the Truist Reserve Account.

Motion by Evelio, seconded by Norm

Vote: Unanimous

Motion: A motion to close the Truist Credit Card account after the Board opens a new credit card for the Association.

Motion by Evelio, seconded by Rick.

Vote: Unanimous

2. Spectrum Renewal

Evelio said the clubhouse Wi-Fi is working and he is looking for a complimentary account instead of a paying account.

3. Pool maintenance

Rick spoke about reverting to in-house pool maintenance and eliminating an outside vendor which is costing \$7,500 a year.

Motion: A motion by Rick to end the contract with Triangle Pools and revert to in-house maintenance. Seconded by Cynthia.

MOTION WAS TABLED.

Barb said more information is needed regarding training and knowledge, chemical costs, cost savings and liability if Nestor were to take over pool maintenance.

NEW MOTION: A motion to table the above motion indefinitely made by Barb seconded by Evelio.

Vote: Unanimous

4. Visitor parking spaces

Rick pointed out there is one deeded parking spot and the other spots which are for visitors are now being used as owner-occupied spots. He said there is not much enforcement.

Motion: A motion by Rick to secure a legal opinion on parking prior to implementing a parking policy which will include looking at issues such as a rental system and assigning paying parking spots people will use. Seconded by Cynthia.

Vote: Barb, Evelio and Cynthia – NO; Rick and Norm – YES.

Motion: a Motion by Evelio to TABLE the previous motion to reinforce the parking policy for visitors and to revisit the get more information on the inventory for vehicles and the end goal before the lawyer is involved. Seconded by Cynthia.

Vote: Barb, Evelio and Cynthia – YES; Norm and Rick – ABSTAIN.

9. Next Meeting Date – Tuesday, January 17 at 6 p.m.

10. Adjournment – 8:35 p.m.

Submitted by Cynthia Kleist

Recording Secretary

