

**Gray's Pointe Condominium  
Homeowner's Association  
Board of Directors Meeting**

**January 15, 2014**

**Board Members Present:** Eneyda Bezares, Tamara Butler, Holly Purcell, Jim Mullins and Barbara Cohen

**Board Members Absent:** None

**Others Present:** Pam Ward, TWC Management and Tammi Butler, Recording Secretary, Notable Minutes

**Homeowners Present:** None

**I. GENERAL SESSION – CALL TO ORDER**

The General Session of the Board of Directors meeting was called to order at 6:15 p.m.

**II. REVIEW OF PREVIOUS MINUTES:**

**MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the minutes of the September 18, 2013 Board meeting as presented. The motion passed unanimously (5-0-0).**

**III. FINANCIAL REPORTS:**

Ms. Ward reviewed the November and December 2013 financial report with the Board. Ms. Bezares inquired about the expense for the gutters. Ms. Ward explained that the gutters are cleaned two to three times a year. Ms. Bezares asked about a few additional line items as presented on the financial report.

**MOTION: Ms. Bezares moved, Ms. Purcell seconded, to accept the financial reports for November and December 2013. The motion passed unanimously (5-0-0).**

**IV. ACTION ITEMS:**

- A. 2014-15 Budget – Ms. Bezares stated that the fees would have to increase to meet the association's needs over the next year. Ms. Bezares asked the other Board members if they thought the fee increase was sufficient. She further stated the increase is less than \$8.00 per unit per month so the additional

amount collected for the year would be \$16,453.00. The Board discussed increasing the budget by \$2.00 more per month over the proposed amount. Ms. Ward recommended for this year's upcoming projects to include the landscaping and the replacement of the front entrance sign. She also suggested painting the foyers, replacing the heaters, and carpets in 2015 followed by replacing the pole lighting in 2016. Ms. Ward recommended using energy efficient heaters that could be mounted high on the walls and operated by a remote. Mr. Mullins asked about replacing the weather stripping on the unit doors. Ms. Ward informed him that the weather stripping is the homeowner's responsibility. Ms. Bezares asked about the pole lighting and the cost for the light bulbs. Ms. Ward suggested waiting until 2016 to replace the pole lights because the foyers need to be addressed first. She further commented that there are approximately 60 pole lights in the community. Ms. Ward mentioned a potential problem with using brighter lights in front of the buildings is there may be more complaints with the light shining in the bedrooms. Ms. Ward recommends that the Board consult with a lighting consultant for the placement of the light poles. Ms. Ward also mentioned that the back balconies would need to be replaced in the near future.

Ms. Bezares requested to start the process for obtaining the permits for the new front entrance sign. Ms. Ward will contact Scott Chipman.

**MOTION: Ms. Bezares moved, Ms. Purcell seconded, to approve the draft budget for 2014-15 with the following fees:**

One Bedroom Unit	\$261.00
One Bedroom & Den	\$284.00
Two Bedroom Unit	\$308.00

**The motion passed unanimously (5-0-0).**

- B. 2013 Year End Audit – The audit was approved and signed by Ms. Bezares.
- C. Grounds Maintenance Contract Renewal – The Board reviewed the contract for 2014 and 2015 from Community Landscape Services. Ms. Ward informed the Board that the proposed contract requires the grounds maintenance company to visit the property once a week, and this should improve the service.

**MOTION: Ms. Bezares moved, Ms. Purcell seconded, to accept the proposal from Community Landscape Services for one year. The motion passed unanimously (5-0-0).**

- B. Landscaping and Tree Pruning – Ms. Bezares requested to have a walk through completed in the spring. The Board discussed planting some trees in the back of the community as screening. The Board discussed the different options of trees to plant. The Board members all agreed not to plant pine trees.
- C.

- E. Maintenance Issues – Ms. Ward reported that the cleaning lady has been sick and no longer working in the community so there is a replacement.

**V. CORRESPONDENCE:**

The Board discussed the correspondence has presented in the Board packet.

**VI. OLD BUSINESS:**

There was no old business to discuss.

**VII. NEW BUSINESS:**

There was no new business to discuss.

**VIII. NEWSLETTER ITEMS:**

Ms. Bezares asked Ms. Ward to send a reminder about residents picking up after their dogs.

**IX. TIME & PLACE OF NEXT MEETING:**

Ms. Ward stated that the next meeting is scheduled for March 20, 2014.

**X. MEMBER'S TIME:**

There were no members present.

**XI. ADJOURNMENT:**

**MOTION:** Ms. Bezares moved, Ms. Purcell seconded, to adjourn the Board meeting at 7:11 p.m. The motion passed unanimously (5-0-0).