

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

**January 18, 2012**

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

**Board Members Absent:** None

**Others Present:** Pam Ward, TWC Management and Tammi Butler, Recording Secretary, Minute-By-Minute

**Homeowners Present:** None

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

The General Session of the Board of Directors meeting was called to order at 6:05 p.m.

**II. REVIEW OF PREVIOUS MINUTES:**

**MOTION: Ms. Bezares moved, Mr. Mullins seconded, to accept the minutes of the September 21, 2011 Board meeting as presented. The motion passed unanimously (5-0-0).**

**III. FINANCIAL REPORTS:**

Ms. Ward reviewed the November and December 2011 financial report with the Board. Ms. Ward explained that overall the community was in good standing. Ms. Bezares inquired about a few specific charges on the financial report.

**MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the financial reports for November 2011 and December 2011. The motion passed unanimously (5-0-0).**

**IV. ACTION ITEMS:**

- A. Roof Replacement: Ms. Ward reported that work was still being done on the roof. There are quite a few punch list items that were listed on the 10 sheets that were included with the Board packet. Scot Chipman drew a diagram for each building and listed each issue showing where the problem is located. Ms. Ward will follow up with Benny from Summit Roofing about the

completion of the project. The final payment of \$41,000.00 will not be made until all the work is complete.

B. 2012-2013 Budget: Ms. Ward stated that it was not necessary to increase the monthly dues, and she presented a draft budget that reflected no increase in the monthly fees.

**MOTION: Ms. Clark moved, Ms. Cohen seconded, to approve the 2012-2013 Budget as presented. The motion passed unanimously (5-0-0).**

C. Landscaping and Trees – Imprelis: Ms. Ward reported that the claims have been submitted to DuPont. Ms. Ward further stated that DuPont has been fair with reimbursing communities who were impacted by the Imprelis.

D. Spring Landscaping: Ms. Bezares requested that when the dead trees are removed that grass be planted in those specific areas. Ms. Ward suggested having Community Landscape provide a proposal with recommendations for these areas. The Board discussed replacing the entrance sign. Ms. Ward will look into the cost for a stone wall entrance.

E. Lighting Improvements: The Board discussed installing larger lights along Rt. 50. There are approximately 53 lights at this time in the community.

F. Pool Issues: There were no pool issues to report.

G. Fence Replacement: Ms. Ward provided three proposals from Arlington Fence Company. Two of the he proposals were bids for replacing the two wood sections of fence on the perimeter of the property, but not the storm detention pond fence since that is newer. The cost for the wood fencing is approximately \$20,000.00. The pond fence may need some repairs. There was also a proposal to replace the fence around the pool with an aluminum fence. Jim Mullins asked how the trellis would attach to the new fence. The approximate cost for the pool fence is \$18,890.00. Ms. Ward will contact the company to renegotiate the price for having all of the work completed. It was agreed that the wood fencing needs to be done because it is falling over and looks bad.

H. Web Site: Ms. Ward reported that the site is up and running. She will look into having someone update the website.

## V. CORRESPONDENCE:

There was no correspondence to discuss.

**VI. OLD BUSINESS:**

There was no old business to discuss.

**VII. NEW BUSINESS:**

Ms. Tamara Butler announced that she has put her unit on the market for sale, and therefore, is resigning from the Board. This will be her last meeting.

**VIII. NEWSLETTER ITEMS:**

There was nothing to report.

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

Ms. Ward stated that the next meeting was scheduled for March 21, 2012.

**X. MEMBER'S TIME:**

There were no members present.

**XI. ADJOURNMENT:**

**MOTION:** Ms. Bezares moved, Ms. Clark seconded, to adjourn the meeting at 6:55 p.m. The motion passed unanimously (5-0-0).