

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

March 19, 2014

BOARD MEMBERS PRESENT

Eneyda Bezares	President
Holly Purcell	Vice-President
Jim Mullins	Treasurer
Tamara Butler	Member at Large

BOARD MEMBERS ABSENT

Barbara Cohen	Secretary
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MANAGEMENT ATTENDEES

Pam Ward	TWC Association Management
Tammi Butler	Recording Secretary, Notable Minutes

HOMEOWNERS PRESENT

None

I. CALL TO ORDER/VERIFICATION OF A QUORUM – ELECTION OF OFFICERS

The General Session of the Board of Directors meeting was called to order at 6:14 p.m.

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to approve the slate of Board members as follow: Eneyda Bezares as President, Holly Purcell as Vice-President, Jim Mullins as Treasurer, Barbara Cohen as Secretary, and Tamara Butler as Member at Large. The motion passed unanimously (4-0-0).

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to accept the minutes of the January 15, 2014 Board meeting as amended. The motion passed unanimously (4-0-0).

III. FINANCIAL REPORTS:

Ms. Ward reviewed the January and February 2014 financial report with the Board. Ms. Ward reported that as of February there was a \$47,000 loss year-to-date, approximately equal to the amount spent on snow removal which was

\$44,000. The financial report only includes snow removal through February and does not include the two storms from March. The Board discussed that they would like to explore other snow removal companies for next year. Currently there is \$102,259.68 in the Retained Earnings account which is a sufficient amount to offset the snow removal expenses. Ms. Bezares inquired about the expenses from the water damage in a particular unit. The homeowner is responsible for the deductible, and the insurance company will reimburse the Association. Ms. Bezares also inquired about the line items regarding the leaks for specific units and the charge for the locksmith. Ms. Ward explained the extreme temperatures caused a lot of leaks this winter because of the expansion and contraction of the pipes.

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to accept the financial report for January and February 2014. The motion passed unanimously (4-0-0).

IV. ACTION ITEMS:

- A. Front Entrance Sign Replacement – The Board reviewed the design for the entrance sign. The color and materials have not been determined. The siding will be hardiplank which is a combination of limestone and wood. Ms. Ward explained that the drawings need to be turned into specifications in order to determine the pricing. Ms. Ward will gather bids from Community and other contractors who specialize in this. The contractor is responsible for obtaining the permits. Ms. Bezares would like the sign to be completed by June.
- B. Landscaping – Ms. Ward spoke to Bill DeWitt about developing a plan for each separate entrance. Ms. Ward does not believe the landscaping renovations for the entrances can be done until the fall because it will soon be too hot. Mr. DeWitt will do a walkthrough and draft a proposal for the 38 entrances. She explained that the fall is actually a better time to plant because of the cool temperatures and the fair amount of rain during this season. The plants will have the winter to establish their root systems so when they come back in the spring, they don't require as much watering. The estimate cost for all of the entrances would be about \$80,000. The Board discussed tree replacement in the back area. Ms. Ward suggested possibly moving some of the older bushes to the back area.
- C. Parking – The parking issues have been resolved.
- D. Pool – Ms. Ward stated that the pool will be opening on May 24, 2014. The Board has been very satisfied with Atlantic Pool Service.
- E. Maintenance Issues – The Board discussed issues regarding the cleaning man. A time clock was installed in the pool house for the cleaner to check in and out.

This will allow the company to monitor how long he is on the property. Additional items were added to the schedule for the cleaner to walk the grounds picking up new trash or anything missed from the morning clean up. The Board agreed to give the service another month and re-evaluate in May if there is any improvement. The responsibilities of the cleaner include: changing the light bulbs, vacuuming foyers, sweeping the sidewalks, picking up the trash, cleaning up the dog waste, and emptying the mutt mitt dispensers. Ms. Ward emailed the company informing them that there had not been improvement with the salt and sand on the sidewalks.

V. CORRESPONDENCE:

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

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

Ms. Bezares asked if there were any updates regarding the website. Ms. Ward informed her that the website does receive some hits. The Board discussed updating the pictures on the website. Ms. Ward suggested having a picture taking day for the pets.

Mr. Mullins announced that the yard sale will be coordinated with the Greenbrier neighborhood community yard sale which is scheduled for sometime in June. A flyer will be done and the information will be posted on the website.

The Board discussed having a pool party in July. Ms. Bezares requested to have the pool sign removed. Ms. Ward will have Cutting Edge remove the sign.

Ms. Butler had a concern about the condition of the speed bumps. The Board discussed adding additional speed bumps in the community. Ms. Ward suggested placing them between islands in the parking lot. The cost per speed bump is approximately \$750. The Board agreed additional speed bumps were needed and Ms. Ward will look into it.

Ms. Butler announced that she is putting her house on the market so this may be her last meeting.

VIII. NEWSLETTER ITEMS:

Ms. Bezares will be writing a quarterly newsletter. The newsletter will be sent the end of March.

IX. MEMBER'S TIME:

There were no members present.

X. TIME & PLACE OF NEXT MEETING:

Ms. Ward stated that the next meeting will be held on May 21, 2014 at Jim Mullins' house, 12951A.

XI. ADJOURNMENT:

MOTION: Ms. Bezares moved, Ms. Purcell seconded, to adjourn the meeting at 7:15 p.m. The motion passed unanimously (4-0-0).