

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

January 16, 2013

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

Board Members Absent: Jim Mullins

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 6:10 p.m.

II. REVIEW OF PREVIOUS MINUTES:

The minutes from October 10, 2012 were not reviewed.

III. FINANCIAL REPORTS:

Ms. Ward reviewed the December 2012 financial report with the Board.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the financial report for December. The motion passed unanimously (4-0-0).

IV. ACTION ITEMS:

A. 2013-2014 – Budget: The Board reviewed the 2013-2014 Budget.

B. Siding Replacement: Ms. Ward referred to the siding replacement bid comparison sheet. Ms. Bezares stated that she was in favor of the bid from NV Roofing. Ms. Ward stated that she would include a penalty clause in the contract in the event the contractors do not show every day. Ms. Bezares stated the high end siding would be used.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the proposal from NV Roofing and siding in the amount of \$539,073.00. The motion passed unanimously (4-0-0).

Ms. Bezares requested that Ms. Ward inform homeowners that access to the enclosed porches will be needed so the contractors can complete the work.

- C. Special Assessment for Siding: The Board discussed implementing a special assessment in order to pay for the roofing project. The increase would be in the amount of \$28.00. When the money is received from DuPont, then the monthly fee will be reduced to \$24.00.

MOTION: Ms. Bezares moved, Ms. Butler seconded, to increase the monthly dues to \$28.00 until the money from DuPont is received. Once the money is received from DuPont, then the fee will be reduced by \$4.00. The motion passed unanimously (4-0-0).

- D. Administrative Resolution for Reviewing Records: The resolution was not discussed.
- E. Foyer Heater Replacement: The Board discussed replacing the heaters in the foyers.
- F. DuPont Imprelis Settlement: Ms. Ward stated the Association would receive approximately \$300,000.00 from the settlement; however she is unsure at this time how the money will be taxed.
- G. Landscaping Replacements: Ms. Bezares stated the landscaping projects will be delayed until the roofing and painting work is completed. Ms. Ward received an email from a homeowner regarding a tree being down. Ms. Ward will assess if the tree needs to be removed and the Board will then determine how to proceed. Ms. Ward stated that replacing the front sign to the community will need to be postponed until next year.
- H. Painting Schedule: Ms. Ward stated that the painting is scheduled for 2013 and will cost approximately \$100,000.00.
- I. Maintenance Issues: Ms. Bezares requested that the Mutt Mitt stand located near the pool area be moved because residents from the townhouses are using it. The Board deferred the discussion. Ms. Bezares also requested that the splash blocks be the same for the gutters.
- J. Web Site: There were no updates to report.

V. CORRESPONDENCE:

The Board discussed the correspondence from homeowners.

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

There was no new business to discuss.

VIII. NEWSLETTER ITEMS:

Ms. Ward informed the Board that the coupon books would be mailed. Ms. Ward will also include an explanation about the special assessment and how it will be handled.

IX. TIME & PLACE OF NEXT MEETING:

Ms. Ward stated that the next meeting will be held on March 20, 2013.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Cohen moved, Ms. Butler seconded, to adjourn the meeting at 6:48 p.m. The motion passed unanimously (4-0-0).