

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

July 18, 2012

Board Members Present: Eneyda Bezares, Jim Mullins and Barbara Cohen

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 6:08 p.m. Ms. Ward announced that the Board is down to three members due to the passing of Barbara Clark. Only two members are needed for quorum. Ms. Ward suggested that the remaining members consider asking Tamara Butler to return to the Board. She has decided to rent her unit, not sell it, so she is eligible to serve. Holly Purcell also is interested in being appointed to the Board.

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Bezares moved, Mr. Mullins seconded, to accept the minutes from the May 16, 2012 Board meeting as presented. The motion passed unanimously (3-0-0).

III. FINANCIAL REPORTS:

Ms. Ward reviewed the May and June financial report with the Board.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to approve the financial report for May and June. The motion passed unanimously (3-0-0).

IV. ACTION ITEMS:

- A. Landscaping & Entrance Monument Design – Ms. Ward stated that the landscaping and monument for the entrance design should not be done until the Board determines the type of siding to be used. The Board discussed the number of color schemes to have in the community. Ms. Bezares recommended replacing the gutters when completing the siding. Ms. Ward will look into the cost for replacing the gutters.

The Board discussed power-washing the siding in the interim and painting the trim and doors until the siding is completed next year. Ms. Ward recommended painting the foyer doors for now and the Board agreed.

- B. Pine Tree Removal – The Board reviewed the proposal for removing the Imprelis damaged trees. Ms. Ward suggested removing trees that are more than 50% damaged. The Board will monitor the progress and then determine the additional trees to be removed. Mr. Mullins requested that Ms. Ward clarify with the contractor about having the roots removed if the roots are exposed above ground.

MOTION: Ms. Cohen moved, Ms. Bezares seconded, to accept the proposal from Community Landscape Services in the amount of \$27,050.00 to remove the damaged trees with payment being deferred until after the claim with DuPont is settled. The motion passed unanimously (3-0-0).

- C. Siding Replacement – Bid Specifications – See discussion under Landscaping & Entrance Monument Design.
- D. Pool Issues – Ms. Ward reported that there were no pool issues.
- E. Maintenance Issues– Mr. Mullins reported that energy efficient bulbs are not to be used in the tall pole lights. Ms. Ward will look into this.
- F. Web Site – There were no updates for the website.

V. CORRESPONDENCE:

Correspondence was discussed during Executive Session.

VI. OLD BUSINESS:

Mr. Mullins asked if a pole could be installed behind the dumpster to keep the lid from getting wedged in the open position. Ms. Ward will look into having a pole installed.

VII. NEW BUSINESS:

There was no new business to discuss.

VIII. NEWSLETTER ITEMS:

There was nothing to report.

IX. TIME & PLACE OF NEXT MEETING:

Ms. Ward stated that the next meeting will be held on September 19, 2012.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to adjourn the meeting at 7:16 p.m. The motion passed unanimously (3-0-0).