

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

March 20, 2013

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

Board Members Absent: Holly Purcell

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 6:15 p.m.

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the minutes of the January 16, 2013 Board meeting as presented. The motion passed unanimously (4-0-0).

III. FINANCIAL REPORTS:

The Board members reviewed the January and February 2013 financial reports and discussed them. Any questions were answered.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the financial reports for January and February as presented. The motion passed unanimously (4-0-0).

IV. ACTION ITEMS:

- A. Siding Replacement Start Date & Schedule: Ms. Ward reported that the contractors from NV Roofing will begin the work on Monday, March 25th. The contractors will start on the pool house first.
- B. Interior Damage to Units from Siding: Ms. Ward stated that homeowners should anticipate nail pops from the installation of the siding especially for the end units. A letter was sent to everyone explaining the procedure for reporting damage. The letter explains that proper documentation will need to be submitted.

- C. Trim Painting: Ms. Ward explained the trim detail on the buildings will be slightly different. Some of the white trim that runs vertically will be changed to match the siding color so that it doesn't stick out as much. Ms. Ward stated the wood trim painting can be completed once all of the siding has been installed.
- D. DuPont Imprelis Settlement: Ms. Ward stated the check the association receives will be in the amount of \$280,049.50. Ms. Ward explained that she had to submit additional documentation to DuPont so that the payment can be issued.
- E. Landscaping Replacements: Ms. Ward stated that a contract with Community Landscapes is in place and that routine maintenance items would continue to be completed. Improvements and enhancements should be put on hold until the siding project is completed. Ms. Ward stated that the flowers at the entrance would be replaced in the spring.
- F. Maintenance Issues: Ms. Ward reported there is a lot of work to be completed. Ms. Ward commented that there could be some unanticipated problems uncovered once the siding job begins, for example, a termite infestation, extensive rod rot, etc. The Board discussed replacing the brass light fixtures, foyer heaters, and the front sign. Ms. Bezares mentioned that the balconies would need to be replaced in the next couple of years. Ms. Ward will contact Scott Chipman about completing a sketch for the front entrance. Ms. Bezares inquired about reinstating the chimney inspections for all homeowners.
- J. Web Site: Ms. Ward stated the website is being maintained. Ms. Bezares requested that the memo that was mailed out be posted on the website.

V. CORRESPONDENCE:

There was no correspondence from homeowners.

VI. OLD BUSINESS:

There was no old business to discuss.

VII. NEW BUSINESS:

Mr. Mullins asked if he would be allowed to dig out the roots from the tree that was removed behind his home. Ms. Ward said that was fine to do. Ms. Ward explained that there are some areas in the community where grass is not growing probably from the roots of the trees that were removed.

VIII. NEWSLETTER ITEMS:

There were no newsletter items.

IX. TIME & PLACE OF NEXT MEETING:

Ms. Ward stated that the next meeting will be held on May 15, 2013.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Cohen moved, Ms. Butler seconded, to adjourn the Board meeting at 7:07 p.m. The motion passed unanimously (4-0-0).