

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

October 10, 2012

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

Board Members Absent: None

Others Present: Pam Ward, TWC Management and Tamara Butler, Holly Purcell

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. The Board appointed Holly Purcell and Tamara Butler to serve on the Board and fill the existing vacancies. Holly Purcell was elected Vice President and Tamara Butler was elected as Secretary. Tamara will fill the remainder of the term she previously vacated, and Holly will take Barbara Clark's place.

II. REVIEW OF PREVIOUS MINUTES:

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to accept the minutes from the July 18, 2012 Board meeting as presented. The motion passed unanimously (5-0-0).

III. FINANCIAL REPORTS:

Ms. Ward reviewed the July, August and September financial report with the Board.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to approve the financial reports for July, August and September. The motion passed unanimously (5-0-0).

IV. ACTION ITEMS:

A. Siding Replacement – The Board members reviewed the bid specifications for the siding replacement and looked at different siding samples. The bids requested the highest grade which is thicker vinyl. The specifications also require insulation under the siding which is currently not there. The bids are due from the contractors shortly. The work will begin as soon as it is financially feasible. It was agreed that a small monthly special assessment between \$10.00 and \$25.00 might be required so that the work can be done now. This information will be discussed at the upcoming annual meeting.

B. Pine Tree Removal – The Board reviewed the proposal for removing the Imprelis damaged trees. Ms. Ward suggested removing the remainder of the 23 trees.

MOTION: Ms. Cohen moved, Ms. Bezares seconded, to accept the recommendation to remove the remainder of the 23 damage with payment being deferred until after the claim with DuPont is settled. The motion passed unanimously (5-0-0).

C. Pool Issues – Ms. Ward reported that there were no pool issues this past season. Atlantic Pools submitted a contract for the 2013, 2014 and 2015 seasons for a cost to \$16,868.00 per year. There was discussion about making the closing time later (9:00) on Friday and Saturday.

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to approve the pool management contact with Atlantic Pools for the 2012, 2014 seasons. The motion passed unanimously (5-0-0).

E. Maintenance Issues – Ms. Ward reported that there were no maintenance issues.

F. Web Site – There were no updates for the website.

V. CORRESPONDENCE:

Correspondence was discussed during Executive Session.

VI. OLD BUSINESS:

There was no old business to discuss.

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 the Annual Meeting November 5, 2012.

X. MEMBER'S TIME:

There were no members present.

XI. ADJOURNMENT:

MOTION: Ms. Bezares moved, Ms. Cohen seconded, to adjourn the meeting at 7:30 p.m. The motion passed unanimously (5-0-0).