

UNAPPROVED MINUTES OF THE DECEMBER 04, 2010 ANNUAL MEETING

Board members present

Bryan Weatherford

Leonard Lundquist

John Stahl

Chris Scatliff

Home Owners in Attendance

Tom Cooper 1617

Bill and Sharon Peters 1605

Susan and Terry Hampton 1628

Claire Vibert Meiner and Stephen West 1609

Bruce Murdy 1653

Terry and Susan Mallone 1649

Jack Love 1651

Chris Union

ITEMS OF BUSINESS

1. The minutes of the Board of Directors Meeting of October 23 meeting were approved as distributed.
2. President's report
\$200 was approved by the Board to cover the cost of "parking stickers" for autos and trucks of owners and renter. Marti and Kevin Kunz (1601) will provide samples of the stickers for the next meeting.
3. Treasurers report
The report was included with the proposed budget, which is in item 5a.
4. Old Business
 - a. Request for refund: The Board heard a request from Mr. Jack Love (1651) for refund of costs associated with repairs to the soffit of his unit from damage by animals. The Board approved the request and noted that it would be the last request approved for refunds. At its October 23 meeting the Board, in keeping the obligation of the HPR to cover the cost of repairs to the exterior of units, it approved an operational policy requiring owners to submit notice of damage to the exterior of a unit. The Board will then have the property manager either solicit bids for the repair to let a contract to repair to a contractor having performed similar repairs.

b. Removal of Dead Palm Trees: The Board let the contract for the removal of the dead palm trees, which it approved at the Oct 23, meeting pending notice of the work to be done, after the chair of the Landscaping Committee reported that the removal cost did include the removal of the root ball of each tree.

5. New Business

a. Budget Report and Proposed budget:

i. Current Balances as of December 4, 2010

Capital Account balance: \$20,622.58
Money Market (Ins.) Balane: \$106,476.00
Checking Account balance: \$2018.93
Attorney Fees paid todate: \$16,700.86

ii. The proposed 2011 budget was approved unanimously. A copy of the budget, which includes a \$7.00 month reduction in the monthly regime fee will be provided electronically to each home owner.

b. Transition Plan:

The Board presented the Transition Plan, which it had developed and approved. After discussion and questions, no changes to the plan were proposed. A copy of the plan will be submitted to home owners via email.

c. Fines Committee:

Mr Henry (Hank) Walker was appointed to oversee the application of fines recommended and approved by the Board at the October 23, meeting. Mr. Chris Scatliff motioned to require Han to maintain a fine log of all violations. Motion passed unanimously.

d. Policy Manual Committee: No report

e. Repair/Replacement of aerator for pond:

Mr. Goodwin submitted a bid for either repair or replacement of one of the pond aerators. After discussion the Board approved up to \$3,000 to have a new aerator that had at least a three year warranty.

f. Replacement of two dead Cathedral Oaks (small oaks in front of units):

The Board approved up to \$400 to have the two oaks replaced.

g. Fertilization of the Cathedral Oaks.

At the Landscaping Committee requested that the oaks be fertilized. The Board approved up to \$450 for the purchase and application of fertilizer (tree spikes) by the HPR's Landscaper.

f. Pool Deck Cleaning;

Upon request from the floor, the Board asked Mr. Goodwin to get quotes from the company who has the HPR's pool contract to have the deck of the pool power washed at least bi-monthly during the season of use.

g. Flashing for Trees

Upon request to have flashing for a number of palm trees behind units 1605/07 to inhibit animals from using the trees for access to the units. The Board asked the Landscaping committee to look into having the flashing installed, provided the flashing is brown (to approximate color of palm trunks). The Committee will mark the trees.

h. Chris Scatliff submitted a letter of resignation from the Board. Chris served on the Board for three consecutive years. Chris is in the process of moving to Mount Pleasant. The Board and Owners thanked Chris for his service and wished him well. The President reminded everyone that the Board had requested the Developers to approve allowing Chris to remain on the Board this past year so that they would have access his to knowledge and experience. His service and dedication to this community will be missed.

i. The Board also extended thanks and appreciation to Mr. Chris Union for hosting the transition party after the meeting.

With no further business the meeting adjourned