

GLEN OAKS MANOR HOMEOWNER'S ASSOCIATION, INC
BOARD OF DIRECTORS MEETING June 22, 2015
LOCATION: FAITH PRESBYTERIAN CHURCH

APPROVED

CALL TO ORDER: Ron Allbee, President, called The Board of Directors meeting to order at 4:00 PM. The following Board members were in attendance:

Ron Allbee, Judy Johnston, Rick Pereria, Rick Randall, Peg Tams, Susan Hopkins and William Tidmore were present in person. Also present were Bridget Spence and Denise Duffina from Casey Condominium Management (CCM).

Judy Johnston affirmed that the meeting had been duly noticed and that a quorum was present.

Homeowners present were: Patricia Richmond – Villa 126, Nancy Dillard – Villa 154, Dick and Gloria Lowe – Villa 168, Linda Cordisco – Villa 112, Chris Anderson– Villa 50, Toni Greif – Villa 34, Scott Nutter- Villa 37, and Scotty Ledford – Villa 8.

OWNER COMMENTS:

Pat Richmond – Villa 126– Asked if there would be a community garage sale in the fall. Tony Greif and Linda Cordisco volunteered to organize this event.

Dick and Gloria Lowe Villa 168 – Dick discussed the history of the use of cedar wood on the fence panels. At this time we are using pressure treated wood, but will review the material again.

Nancy Dillard – Villa 154 – Discussed the brackets that were given by the company that installed the new shutters are not painted. These need to be painted.

Chris Anderson – Villa 50 – drainage issues continue. The board will be approving a proposal during the meeting today.

Scott Nutter – Villa 37 – The old fans in the attic could be a potential fire hazard for owners. A suggestion was made to put an item in the newsletter that the fans should be inspected.

Toni Greif – Villa 34 – Reported that there are several different styles of light bulbs throughout the community. ARC Committee will come up with a recommendation on a standard bulb.

Linda Cordisco- Villa 112- Reported that the plants at villa 110 are looking shabby. It was discussed that the plantings will be refreshed as part of the paint cycle and this villa is in the next cycle scheduled for this fall.

APPROVAL OF MINUTES: Copies of the minutes of the Board of Directors meeting of May 18, 2015 were distributed.

A motion was made by Judy Johnston to waive the reading of the 5-18-15 minutes and approve the minutes. Rick Pereria seconded the motion and all approved by voting Aye.

MANAGEMENT REPORT:

Bridget Spence introduced Denise Duffina who will be working with Bridget in the day to day management of Glen Oaks Manor.

The weir has been monitored weekly if not daily and is steady at level.

The painting prep letter will be sent to the owners in the upcoming paint cycle by July 1st. The letter will discuss the owners responsibility to have their wood repairs done in advance of the painting which is currently scheduled for October 1, 2015.

Compliance- We have several pick up trucks that are parking in the driveways overnight. 5 owners have been notified of this issue in the past month. One owner submitted a letter to the board with an explanation and request to reverse the current rule of the association documents.

Discussion was had about the existing regulation. The owner is a new owner, but we are certain that they knew of this restriction before closing. After review of the history with this regulation, **Rick Pereria made a motion to send the owner a letter explaining that we will continue to enforce the regulation. Judy Johnson seconded the motion and all approved by voting aye. The fining committee may need to be activated on this matter. Management will keep the log of violations as supporting documentation.**

PRESIDENT'S REPORT:

Ron Albee reported that he had asked for the committee chair people to submit the names of their committee members for ratification.

Compliance Committee- Terrell Hart, Bob Littlefield, Pat Richmond and Tony Greif will make up the compliance committee.

Architectural Committee- Bill Tidmore, Phyllis Woodruff and Scotty Ledford will make up the architectural committee.

Landscape Committee- Rick Randall, Bob Lewis, Debra Kelch, Randy Orde, Linda Cordisco and Glorinda Lowe will make up the landscape committee.

Rick Pereria made a motion to ratify all committees as presented. Peg Tams seconded the motion and all approved by voting aye.

Ron Albee reported that on June 12th there had been a meeting with the Harvest Church and their architect. The work is projected to start in the fall. Some additional questions remain but future meetings will bring more information.

Ron Albee reviewed the TruScapes and Garden Masters contract. The current contract renews on October 1, 2015. Pest control and application need to be reviewed as part of the renewal process. Leaf removal needs to be better defined as well.

VICE PRESIDENT'S REPORT:

Peg Tams reported that she and her committee had reviewed the 103 survey responses. This was a 60% return rate. The survey report will be an attachment to the minutes. The survey summary will also be published as part of an e-blast to the community. The board asked that the committee come up with a recommendation for the board if any further actions should be taken. The board extended a thank you to the traffic study committee for all of their efforts in this report.

SECRETARY'S REPORT:

Judy Johnston reported that the email group continues to grow. The letter to owners with information about the church property was very good. Several owners present thanked Judy for the excellent information and communication.

The Rental Committee met and concluded that section 11 of the documents need to be enforced as a starting place. Casey Management will prepare a rental registration form. **Bill Tidmore made a motion that all owners be notified of the rental registration form and begin using this as it is currently in the documents. Susan Hopkins seconded the motion and all approved by voting aye.**

Judy reported that the newsletter will be transitioning to an “eblast” format versus the traditional newsletter.

TREASURER’S REPORT: 5-18-15

May 31, 2015 Financials

Operations	\$ 77,725.55 (38 % in money market funds)
Reserve	\$ 498,078.89 (100% in money market funds)
Prior Yrs Fund Balance	\$ 85,784.49

A copy of the report will be attached to the minutes.

ARCHITECTURE COMMITTEE REPORT:

No report at this time.

LANDSCAPE COMMITTEE REPORT:

Rick Randall presented three bids for drainage issues at villa 50, 61, and 79. **Rick Pereria made a motion to proceed with TruScapes for the repairs. Judy Johnston seconded the motion and all approved by voting aye.**

Rick Randall reported that a palm tree consultant is coming to evaluate the palms in the community. Rick also reported that more rip rap may need to be installed at the middle gazebo. The additional expenditures are within the budget for the landscape chair.

Rick also requested direction from the board as to the fence line between the Harvest Church and the Manor. The landscape committee needs to know what should be spent or timing of a plan? After discussion it was determined that the committee need not address until we have an additional meeting with the church.

MAINTENANCE COMMITTEE REPORT:

Susan Hopkins reported that Larry has been cleaning split rail fences. However, this was not a project that was requested by the committee and we have since stopped him from this work.

Discussion was had regarding bid process for electrical issues. When we have a specific project we will get multiple bids. Some of the work has been repair with a vetted vendor that was based on work that could not be determined until the underground wiring was reviewed.

Susan reported that Larry has requested a dumpster to be delivered so that he can clean up the work area. **Judy Johnston made a motion to approve this request. Rick Pereria seconded the motion and all approved by voting aye.**

Bridget Spence reported that a bid was presented for the repair of the column that was struck by lightning. However, it was determined that Larry should be able to do this work during his work schedule. Susan Hopkins will schedule this work with him.

OLD BUSINESS:

Peg Tams reported that 4 owners need to be requested to change out their old light globes. Management will send letters to Villa 65, 73, 76 and 142.

Peg Tams reported that a motion had been made for the association to join CCNA earlier in the spring. At this time we have not joined. But we will work towards joining this group during their next meeting.

NEW BUSINESS:

An owner presented information on dog stations for pet waste and bags. **Susan Hopkins made a motion to approve the purchase of three dog stations with landscape and maintenance chairs working together to determine where they should be installed. Judy Johnston seconded the motion and all approved by voting aye.**

NEXT MEETING DATE:

The next regular Board of Directors meeting will be Monday, August 24, 2015 at 4:00 p.m. at Faith Presbyterian Church.

ADJOURNMENT: Upon a motion made by Ron Allbee and seconded by Judy Johnston, the meeting was adjourned unanimously at 6:25 p.m.

Submitted by: Bridget Spence, Association Manager