

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Meeting
March 14, 2012 6:30 p.m.
Pottsburg Crossing Pool Cabana

I. CALL TO ORDER

The meeting was called to order by Ceil Patterson at 6:30 p.m. and a quorum was established.

II. ESTABLISHMENT OF QUORUM

Present were: Ceil Patterson, Eden Martin, Lin White, Patty Johnson and Terri Curtis; Lori Linares represented The CAM Team.

III. COMMUNITY OPEN FORUM

Shehla Ali, Unit 906 attended. Ms. Ali complained about residents that do not clean up after their dogs and do not keep them on a leash when outside.

IV. APPROVAL OF MINUTES

A motion to approve the minutes from the November Budget Meeting was made by Patty Johnson and seconded by Eden Martin. Board approved.

V. FINANCIAL REPORT / MANAGEMENT REPORT

The February, 2012 financials were e-mailed to the Board in advance of the meeting.

Operating Account balance as of February 29, 2012	\$99,237.45.
Reserves Account balance as of February 29, 2012:	\$378,165.51

The Association was funded \$1276.80 from LM Funding for Unit 301.

Lori Linares provided information on the Fannie Mae Special Approval Designation and will gather the required information to apply for consideration.

Collections Report was reviewed and updates provided. Actions taken under New Business.

Violations Report – since the November Budget Meeting there were 3 holiday decoration violations, 1 car repair violation and 1 pet waste violation.

Updates:

1. Community Improvements – mulch, perimeter wood fence repaired & stained, lantern lids replaced, pool gate replaced & card reader installed, pressure washing, pet waste cleanup of property, pool rules sign cleaned.
2. Mold – Unit 202 is pending report from an industrial hygienist. Unit 203 – completely gutted, no further work being done at this time. Unit 204 – work authorization approved; contractor requesting downpayment of ½ of total – Board approved.
3. Fines Hearing – Hearing held February 14, 2012. Committee decided not to fine homeowner.

Other discussion items:

- Obtain bids for cleaning gutters of Buildings 100, 200, 300, 500, 700, 900.
- Remind residents to slow down and drive carefully through the community.
- Contact vendors about dryer vent cleaning
- Obtain bids for garage wood repairs and peeling patio paint (Unit 1803)

VI. COMMITTEE REPORTS

None.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- Landscape Improvement Bid - \$9,243.60. Motion to approve – Eden Martin, 2nd – Patty Johnson, all in favor.
- Board Policy – Rent Demand Letters – Eden Martin made a motion to establish a policy to send rent demand letters to homeowners with tenants and that are 90 days in arrears. Ceil Patterson seconded the motion and all were in favor.
- Rental Unit 601 – Motion to send a rent demand letter made by Eden Martin, seconded by Patty Johnson, all in favor.
- Suspension of Voting Rights/Pool Use – Eden Martin made a motion to suspend the voting rights & pool use rights of homeowners of Units 203, 401, 505, 802, 903 & 1806. Seconded by Patty Johnson, all in favor.
- Unit 1502 Settlement Offer – offer of \$4500.00 rejected. Patty Johnson made a motion to counter with an offer of \$6500.00. Ceil Patterson seconded, all in favor.
- Replacement of Pool Furniture – Price of pool chaises is \$778.00 per carton (6 chairs). Patty Johnson made a motion to purchase 2 cartons, Eden Martin seconded, all in favor. Requested picnic table options & pricing.
- Grounds Clean-up Bid - \$225.00 for one time clean-up of pet waste. Terri Curtis moved to approve, Patty Johnson seconded, all in favor.
- Reserve Study Proposals – 2 proposals – Dreux Isaac & Associates - \$500.00, Reserve Advisors - \$3600.00. Eden Martin made a motion to accept the proposal from Dreux Isaac & Associates, Terri Curtis seconded, all in favor.

IX. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Regular Meeting of the Board of Directors held on March 14, 2012.

Ceil Patterson, President