

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Budget Meeting
November 30, 2010 6:30 p.m.
3840 Belfort Rd. #303

I. CALL TO ORDER

The meeting was called to order by President, Eden Martin at 6:30 p.m. and a quorum was established.

II. ESTABLISHMENT OF QUORUM

Present were: Eden Martin; Lori Linares; Lin White; Shivonne Mendonca; Kathy Melton and Bob Woods representing The CAM Team at RE/MAX Specialists. Also in attendance were: Harold Boyett (604); Ceil Patterson (1803); Lyn Newby (1004)

III. APPROVAL OF MINUTES

The minutes from the October 7, 2010 Board of Directors Meeting were approved as written.

IV. OPEN FORUM

Ceil Patterson expressed concern about almost being hit at the entrance on two occasions by cars coming from the right as you enter. The Board discussed adding a stop or yield sign, or painting a stop bar on the pavement. Quotes will be obtained.

A number of residents have complained about loud music coming from cars, especially late at night. Several units were identified as possible culprits. Letters will be sent to those units.

V. FINANCIAL REPORT / MANAGEMENT REPORT

The October Financials were e-mailed to the Board in advance of the meeting.

Operating Account balance as of October 31:	\$ 99,620.70
Money Market Account balance as of October 31:	\$252,612.58

The Board asked for more information about several checks that were written. Management will e-mail the information to the Board.

The Board requested a more detailed Management Report that includes the detail as to what each check is written for, in addition to a report showing Current Expenses/Budget/Remaining Balance.

The Violation Tracker was provided to the Board.

V. COMMITTEE REPORTS - No Reports

VI. OLD BUSINESS

Suspension of Rights (right to use the pool and right to vote) for owners who are more than 90 days late was discussed. Eden made a motion to suspend the rights for Units 1706, 1905, and 103. Lori seconded. None opposed and the motion carried. Management will send letters to the unit owners.

A petition signed by eight residents opposed to the placement of a basketball in the cul-de-sac was sent to the Board after the purchase was approved at the October meeting. The Board decided to return the basketball hoop. Management will check on the status of the refund and also on delivery of a trash can that was ordered. The Board would like to get the four-square court painted before the Christmas holiday. DMRS will be contacted to get a bid to paint the four-square court and a stop line at the entrance, as well as to assemble the bench.

VII. NEW BUSINESS

The proposed 2011 Budget was mailed to owners in advance of the meeting. Several of the line items were discussed. A motion was made by Lori to approve the 2011 Budget as presented. Eden seconded. None opposed and the motion carried.

Effective December 15, 2010, the gate code #3333 will be disabled. Homeowners were notified by mail of the change and notice was posted on the website.

The Board requested Management contact Stellar to request that Pottsburg Crossing be removed from their company website.

The Collection Tracker and delinquencies were discussed. Unit 601 has brought their account current and the Board requested that their rights be reinstated and that the pool code be sent to the owner. A motion was made by Eden to move forward with the requested actions on the collection tracker (9 courtesy letters, 3 claims of lien, 1 intent to foreclose lien, and 5 satisfactions of lien) plus 2 additional intents to foreclose lien. Lori seconded the motion. None opposed and the motion carried.

A Security Patrol line item was added to the budget for 2011. The Board requested that bids be obtained, including one from Allegiance Security who had a contract with the community in the past. Management is to get a bid for patrols 7 nights a week and a bid for patrols on the weekend only (Friday/Saturday/Sunday). Cars parked on the street and on sidewalks will be subject to immediate towing. The security patrol will also look for dogs running loose, lights out, etc.

Kathleen Santos, Harold Boyett, and Ceil Patterson have volunteered to serve on the Covenant Enforcement Committee. The Board acknowledged and accepted their willingness to serve.

IX. ADJOURNMENT

Eden Martin motioned to adjourn at 8:04 p.m. Lori Linares seconded. None opposed and the motion carried.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Board of Directors Budget Meeting held on November 30, 2010.

Eden Martin, President