

POTTSBURG CROSSING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 20, 2010
POTTSBURG CROSSING POOL

MINUTES

I. CALL TO ORDER

Eden Martin recognized a quorum of the Board was present and called the meeting to order at 6:35 p.m.

II. ESTABLISH QUORUM

A quorum was established with the presence of Eden Martin, Lori Linares and Patty Johnson.

Representing Stellar Properties: Adam Veale

III. OPEN FORUM

Unit 1905 -- Dead bushes in back by AC unit and door bell is broken. Adam will have maintenance man look at it.

Sod needs to be replaced between buildings 900 & 700. We will arrange a walk through with R&D on sod replacement.

Fireworks a problem last year, nothing we can do to band use. We will send a letter on safety and cleanup.

Problems with parking, pet waste and kids were discussed.

IV. APPROVAL OF MINUTES

January 25, 2010 meeting minutes were approved. Eden Martin made a motion and Patty Johnson seconded the motion, all were in favor.

V. FINANCIAL REPORT / MANAGEMENT REPORT

Termite Renewal -- Board voted to use Terminix. Adam will confirm with HomeTeam if this change will affect the price of other pest services.

Billboard -- Adam will have maintenance man look into replacing the Plexiglas.

JEA Water Bill -- Seems very high. Adam will request meter box reading.

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Adam explained reason why 11 checks cut to HomeTeam. He has requested that HomeTeam perform services in the community all at once to avoid multiple billings.

Adam reviewed why checks were issued to homeowners and explained why it's not shown on our financials.

No one returned updated lease information from request letter. Board agreed for Stellar to follow the standard violation process until information is received.

VI. OLD BUSINESS – No Old Business to Discuss.

VII. NEW BUSINESS

1. Gate Remotes – Confirmed that owner must pay in advance for new remote.
Eden Martin made a motion to hold remote request from owners who are delinquent on HOA fees seconded by Lori Linares will all in favor.
2. Weekend Security Patrol – Requested Adam to get three bids for Board review.
3. Sod Replacement – Need to schedule a walk through with Board, Stellar and R & D.
4. City Stormwater Fees – Adam confirmed that once you file it does not need to be filed again.
5. Delinquencies – Board approved via email to go ahead with Intent to Foreclose Notices. Letters to go out this week.
6. Next Meeting – Set for June 28, 2010 location TBD.

VIII. ADJOURNMENT

Eden Martin made a motion to adjourn at 7:55 p.m., seconded by Patty Johnson with all in favor.

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 January 25, 2010.

Eden Martin, President