

**POTTSBURG CROSSING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 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 6:30 p.m.

II. ESTABLISH QUORUM

A quorum was established with the presence of Eden Martin, Lori Linares, Shivonne Mendonca and Terri Curtis.

Adam Veale, Stellar Property Manager, did not attend.

III. OPEN FORUM

Introduction of new Board members, Shivonne Mendonca and Terri Curtis. Call for volunteers (Board – 1, Architectural Review Committee – 3, Covenants Enforcement Committee – 3). New homeowner, Lin White, Unit 706 volunteered to serve on the Board of Directors. Eden Martin made a motion to appoint Lin White to the BOD, seconded by Lori Linares and all were in favor.

New Laws – Lori Linares gave a brief summary of some of the new condo laws that went into effect 7-1-10.

Parking – a lengthy discussion was held regarding limited parking and violations. A homeowner recommended that residents should be limited to just 2 cars. Declaration would need to be amended. Tabled until exact wording can be determined.

Community Yard Sale – For residents only, to be held 9-18-10.

Patios – a homeowner asked about repainting her back patio. Board will check the declaration to determine whether the homeowner or the Association is responsible.

Gutters – Board is getting a bid for cleaning gutters and installing screens on buildings 9 & 11.

Children – homeowners expressed concerns about safety of children playing in the street & responsibility of parents.

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IV. APPROVAL OF MINUTES

April 28, 2010 meeting minutes were approved. Lori Linares made a motion and Eden Martin seconded the motion, all were in favor.

V. FINANCIAL REPORT / MANAGEMENT REPORT

Management/Financial Report – Provided via email by Adam Veale. No discussion held.

VI. COMMITTEE REPORTS - No Reports

VII. OLD BUSINESS – No Old Business to Discuss.

VIII. NEW BUSINESS

1. Soil Testing – Unit 1201 homeowner emailed the Board concerning possible soil contamination. Discussion was held regarding whether soil testing is needed. Lori Linares made a motion that soil testing would not be done at the expense of the Association, Eden Martin seconded and all were in favor.

2. Pool Use & Voting Rights Suspension – Eden Martin made a motion to suspend the voting rights & use of the pool of homeowners (Units listed below) that were more than 90 days delinquent in paying their monthly assessments, Lori Linares seconded the motion and all were in favor.

1203, 1401, 303, 1001, 404, 1605, 1606, 704, 1601 (although it is bank owned so not an issue), 1005, 302, 1104, 1102, 1903, 501, 2106, 1502, 601, 2105 (also bank owned)

IX. ADJOURNMENT

Eden Martin made a **motion** to adjourn at 7:40 p.m., seconded by Lori Linares 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 July 19, 2010.

Eden Martin, President