

**Pottsburg Crossing Condominium Association, Inc.**  
**Board of Directors Meeting**  
**October 7, 2010 6:30 p.m.**  
**Pottsburg Crossing Pool**

**I. CALL TO ORDER**

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

**II. ESTABLISHMENT OF QUORUM**

**Present were:** Eden Martin; Lori Linares; Lin White; Terri Curtis; Shivonne Mendonca; Bob and Linda Woods representing The CAM Team at RE/MAX Specialists

**III. APPROVAL OF MINUTES**

Lori Linares **motioned** to approve the Minutes of the previous Board of Directors meeting. Terri Curtis 2nd, none opposed and motion carried.

**IV. FINANCIAL REPORT / MANAGEMENT REPORT**

The Financial Report was not complete due to the transition and will be emailed to the Board when documents are completed.

Linda Woods reported that the transition from Stellar had gone as smooth as could be expected and that accounts were still being updated in the computers. Two violation letters were sent regarding a pet and one for a partially open garage door with vehicle protruding underneath. A walkthrough inspection of the community was completed prior to the meeting.

**V. COMMITTEE REPORTS - No Reports**

**VI. OLD BUSINESS**

Updated Accounts/Payable report - Tabled. Will be done by email.

Pool use and voting rights - Tabled.

**VII. NEW BUSINESS**

Introductions were made of homeowners attending the meeting, Board members, Bob and Linda Woods with The CAM Team. Residents were very complimentary of Board members, stating that they were doing a very good job this year.

**VIII. OPEN FORUM**

It was suggested finding an alternate play area for children due to noise, balls hitting vehicles and buildings, and playing on the limited common areas near the front doors of residents. The community is

a safe neighborhood and parents feel comfortable allowing children to play together within the community and often times in the street. It was suggested that an alternate play area could be created at the end of the street in the cul-de-sac, with the addition of a basketball goal, a painted four square area, trash can and a bench to encourage parents to watch their children. A flyer will be prepared to be sent to all units regarding the use of the limited common areas, use of rubber balls, and avoiding hitting vehicles and garage doors. A resident stated that there are often children on skateboards out at late hours unattended.

Eden Martin **motioned** to approve the purchase of a basketball goal, trash can, bench and have four square painted in the cul-de-sac as previously discussed. Lori Linaris 2nd, none opposed and motion carried.

Management was asked to provide a draft 2011 Budget within the next two weeks to be discussed at the November 30th meeting.

The "No Parking" sign is in disrepair and needs to be replaced. Management will send copies of signs currently being used in another community.

#### **IX. ADJOURNMENT**

Eden Martin **motioned** to adjourn at 7:55 p.m. Lori Linaris 2nd, none opposed and motion carried.

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 October 7, 2010.

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Eden Martin, President