

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Meeting
March 14, 2011 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; Kathy Melton representing The CAM Team at RE/MAX Specialists

III. APPROVAL OF MINUTES

The minutes from the November 30, 2010 Budget Meeting were approved as written and were signed by Eden Martin.

IV. FINANCIAL REPORT / MANAGEMENT REPORT

The February 2011 financials were e-mailed to the Board in advance of the meeting.

Operating Account balance as of February 28:	\$106,176.70.
Money Market Account balance as of February 28:	\$267,027.98.

The 2010 Year End Review is scheduled with the accountant in The CAM Team office for March 28th. The income taxes will also be completed at that time.

Three rent notices were sent to homeowners who have tenants and are delinquent on their assessments. A copy was posted on the unit's door directing the tenant to pay their rent directly to the Association. Four (4) notices of intent to lien were sent by the attorney. The Board requested that liens be updated against units 1502 and 704 and that the legal process move forward. A hearing on the Pottsburg Crossing foreclosure action against Unit 1401 is scheduled for April 18th.

The Violation Tracker was provided to the Board. A revised letter for first and second notice to homeowners who are in violation of the Covenants and Restrictions was provided to the Board. A third occurrence will result in the homeowner being referred to the Covenant Enforcement Committee for further action.

V. COMMITTEE REPORTS

Covenant Enforcement Committee – The Committee met on February 28, 2011 and a copy of the minutes are attached to these minutes. Fines were imposed against three homeowners: two for trash can violations and one for a prohibited breed of dog.

VI. OLD BUSINESS

The cost to add a stop sign for cars coming from the right as you enter the subdivision is \$300-\$500. The bid to paint a stop line on the pavement will be emailed to the Board.

VII. NEW BUSINESS

Sod and mulch are replaced on the property once each year. A meeting will be set up with R&D Landscape to walk the property with Kathy Melton and a Board member so that a bid can be prepared.

The Board requested that the pool gate code be changed. A letter will be sent to homeowners notifying them of the new code. Homeowners who are more than ninety (90) days delinquent will receive a letter directing them to contact Management concerning the new code.

Vehicle registration records are in need of updating and stickers on vehicles are not current. Residents with only two vehicles continue to use overflow parking. Options to identify homeowners with a third vehicle were discussed. Also suggested was a parking pass that could be given to guests. Terri Curtis requested that a contractor survey the property to identify areas where additional parking spaces could be added.

The Annual Meeting will be scheduled for the end of June. Eden Martin and Lori Linares announced that they will be resigning from the Board at the close of tonight's due to personal reasons. Shivonne Mendonca stated that she will be moving out of the area once her house sells. Additional Board members are needed.

The Board e-mail address will no longer be active. All communications will now go through The CAM Team.

A plan for Homeowners Associations in the area to band together to fight adverse development was discussed. Each community would contribute monetarily to hire an attorney to fight development that is seen as negative. The Board requested a proposal in writing for future consideration.

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, 2011.

Terri Curtis, Treasurer