

**Pottsburg Crossing Condominium Association, Inc.**  
**Board of Directors Meeting**  
**September 7, 2011 6:30 p.m.**  
**Pottsburg Crossing Unit 1401**

**I. CALL TO ORDER**

The meeting was called to order by Ceil Patterson at 6:35 p.m. and a quorum was established.

**II. COMMUNITY OPEN FORUM**

- Penelope Moulden, Unit 1006 – Concerned about parking spaces being added behind her unit as her patio is already exposed and this would cut into the area behind her unit. Could a vinyl fence be added to the other side of her patio?
- Matt Ohlmann, Unit 1601 – buying an end unit was one of the selling points considered. Concerned about adding parking outside his window.
- Patty Johnson, Unit 1501 – parking spaces would have a negative effect on property value.
- Eden Martin, Unit 1906 – usually 5 to 7 vacant spaces every night. People don't use their garage and we need to step up enforcement. Also, the fence at the pool looks nice.
- Lin White, Unit 706 – Developer of apartments will put up another fence between our property and the apartments, partially financed by the City.
- Pushba Brummitt, Unit 1504 – people are still not stopping at the stop line in front of Unit 104. Possibly install speed bumps.
- Ceil Patterson, Unit 1804 – consider landscaping outside pool fence. Also, ask DMRS to give a bid for clean up of area in front of new fence.

**III. ESTABLISHMENT OF QUORUM**

**Present were:** Ceil Patterson; Lin White; Terri Curtis; Kathy Melton and Lori Linares representing The CAM Team.

**IV. APPROVAL OF MINUTES**

A motion to approve the minutes from the March 14, 2011 Board Meeting was made by Lin White and seconded by Ceil Patterson. Board approved.

**V. FINANCIAL REPORT / MANAGEMENT REPORT**

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

Operating Account balance as of August 31:	\$130,865.71.
Money Market Account balance as of August 31:	\$299,463.81.

A payment in the amount of \$14,635.60 was received from LM Funding.

The collections report will be corrected to reflect the most recent updates.

The Violation Tracker was provided to the Board. The CAM Team will follow up on Unit 602 violation (unit damage) and leases still not received.

Property insurance due for renewal and proposals have been requested.

Southland Waste contract will end 10-26-11 and proposals for garbage collection & recycling have been requested.

**VI. COMMITTEE REPORTS**

None.

**VII. OLD BUSINESS**

None.

**VIII. NEW BUSINESS**

- Board Vacancies – no one replied to the written request for volunteers to fill the remaining 2 Director positions. Request made by Ceil Patterson for anyone in attendance to volunteer. Patty Johnson volunteered. Ceil moved to appoint Patty to the Board and Lin seconded, approved. Eden Martin volunteered. Ceil moved to appoint Eden to the Board and Patty seconded, approved.
- Additional Parking Spaces – discussion under Community Forum. Issue as to whether it would be considered a “material alteration” that requires membership vote. Lori Linares requested Board approval to obtain legal opinion. Board approved.
- Parking Rules – draft sent to Board via email prior to meeting. Lori will revise based on Board recommendations.
- Security Cameras – suggested to increase security in addition to nightly security patrol. Lori met with Alex Rodriguez of Digital Xtreme. 6 cameras suggested; 3 at the front gate, 3 at the pool. May need cameras throughout community. Could be considered a material alteration.
- Delinquent Assessments – 3 units discussed. Ceil moved to suspend voting rights and pool use of Unit 301, Lin seconded, Board approved.
- Removal of Trees by JEA – discussion only. JEA removed trees in front of community and installed wood fencing at no cost.
- Rental of Unit 1401 – Association obtained title to Unit 1401 in a foreclosure sale. Unit will be rented until such time that first mortgage holder forecloses and takes title. Accent Properties will manage rental.

**IX. ADJOURNMENT**

The meeting was adjourned at 7:55 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 September 7, 2011.

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Ceil Patterson, President