

Pottsburg Crossing Condominium Association, Inc.
Annual/Election Meeting
June 3, 2015 6:00 p.m.
Pottsburg Crossing Pool Cabana

I. CALL TO ORDER

The meeting was called to order at 6:02 p.m. by President, Eden Martin.

II. ESTABLISHMENT OF QUORUM

Board Members present: Eden Martin, Patty Johnson, Lin White, and Wes Fina. Kathy Melton represented The CAM Team. A quorum of members was not established as only ten (10) members were present either in person or by proxy. An unofficial meeting was held for those in attendance.

III. APPROVAL OF MINUTES

There were no unapproved minutes submitted for approval. The notes from the 2014 Annual Meeting were not available and will be approved at the next Board meeting.

IV. MANAGEMENT REPORT

The Association maintains a strong financial position.

Operating Account balance as of May 31:	\$142,505.22
Money Market Account balance as of May 31:	\$522,732.10
(less \$56,084.19 due to Operating Account)	

Total Units – 110 Owner Occupied – 46 Tenant Occupied – 56 Vacancies – 8

Total delinquent accounts (over 30 days) – 7 (there were 19 at this time last year)

There have been ten (10) new owners since June 2014, and currently four units are listed for sale and one for rent.

The lawsuit against the homeowner of Unit 203 is still pending. The Association's attorney is currently negotiating a settlement with Mr. Kelley.

Projects completed since the last Annual Meeting include:

- Gutters and downspouts cleaned on Buildings 100, 200, 300, 500, 700, 900, & 1100 (October 2014 and April 2015)
- Roof vent repair to Unit 1704
- Large oak tree limbs trimmed – between Buildings 900 & 1100
- Trees replaced at Unit 1801 & 2104
- New sod and shrubs installed
- Gutter replaced on Building 300
- Downspouts added on Units 601 & 602
- Major repairs completed due to water leaks at Units 803 & 1102
- Pool awning, vinyl fences, and sidewalks pressure washed
- Community mailboxes repaired

- Wood fence repaired
- Backflow Preventer Device replaced
- Updated Property Appraisal

Projects scheduled to be completed:

- Mulch installation
- Fence repairs behind Building 300
- Reserve Study tentatively scheduled to be done on June 29th

V. ELECTION OF DIRECTORS

As only three (3) owners expressed an interest in serving on the Board of Directors, an election was not necessary. Wes Fina agreed to stay on the Board.

VI. UNFINISHED BUSINESS - None

VII. OPEN FORUM - None

IX. ADJOURNMENT

All business being completed, the meeting was adjourned at 6:23 p.m.

**A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2015-2016 are:

President:	Eden Martin
Vice-President:	Melissa Hasty
Secretary:	Wes Fina
Treasurer:	Lin White

Respectfully Submitted,

Kathy Melton, CAM

Eden Martin