

**Pottsburg Crossing Condominium Association, Inc.**  
**Board of Directors Meeting**  
**August 4, 2014 6:30 p.m.**  
**Pottsburg Crossing Pool Cabana**

**I. CALL TO ORDER**

The meeting was called to order by Eden Martin at 6:30 p.m. and a quorum was established. Proof of Notice was posted on the property in accordance with Florida Statutes.

**II. COMMUNITY OPEN FORUM – No comments**

**III. ESTABLISHMENT OF QUORUM**

Present were: Eden Martin, Patty Johnson, Wes Fina, and Lin White; Kathy Melton represented The CAM Team.

Homeowners present: Lori Linares (1301).

**IV. APPROVAL OF MINUTES**

A motion to approve the minutes from the February 20, 2014 Board Meeting was made by Eden Martin and seconded by Patty Johnson. None opposed. Board approved.

**V. FINANCIAL REPORT / MANAGEMENT REPORT**

The July 2014 financials were e-mailed to the Board in advance of the meeting.

Operating Account balance as of July 31, 2014:	\$123,093.93
Reserves Account balance as of July 31, 2014:	\$444,595.11
(includes \$54,969.22 of operating funds)	

The Collection Tracker and Status Report was discussed. Three homeowners who have payment plans are making regular monthly payments as agreed. Unit 1802 was recently foreclosed on by the bank and the Certificate of Title is pending. A homeowner filed for bankruptcy, so further collection actions have been put on hold.

Violations Report – since the February Board of Directors Meeting there have been 25 first notices for garbage bag violations, 12 second notices, and 5 final notices (2 of these were scheduled for a hearing but did not appear); 9 first notices and 5 second notices for garbage cans not being stored properly; 1 first notice for unsupervised children at the pool; 3 first notices for cars parking diagonally on the driveway; 1 first notice for an owner who has a pit bulldog; 1 first notice for pellet gun use and 1 first notice for a pool party violation. Two homeowners were notified that their pool use and voting rights were suspended due to delinquent assessments over 90 days.

Management Updates:

- Painting project is complete and paid in full.
- Mulch has been installed
- Gutter repairs at Units 601 & 602 completed - \$450.00

- New trees installed at Units 1801 & 2104 - \$860.00
- Entrance/exit gates repaired - \$561.75
- Damaged stucco repaired at Unit 1403. Owner has reimbursed the Association - \$585.00
- Toilet in women's restroom replaced due to damage - \$457.50
- Dying shrubs and grass replaced by R&D Landscaping at no cost. Additional dying bushes will be addressed.
- One unit has closed since the Annual Meeting – 1605 (Jacobco & Dina Schweber) – the unit is vacant and currently for rent.
- Currently, there are 50 rentals, with 3 vacant. One previous rental is now owner occupied (302).
- There are three units listed for sale – 601 (\$109,900), 1206 (\$116,900) & 1904 (\$119,900)
- Twelve units are vacant – 203, 601, 1001, 1005, 1101, 1102, 1104, 1302, 1605, 1802, 1904, & 2102.

The Covenants Enforcement Committee held a fines hearing for two homeowners. Units 101 & 601 were scheduled for hearings on March 26, 2014. Neither homeowner appeared. The Committee voted to fine Unit 101 \$25.00 per future occurrence of garbage bag violations. Unit 601 was sold at auction on March 19, 2014 and was vacated prior to the hearing. No fine needed.

#### **VII. OLD BUSINESS**

A list was provided by a homeowner earlier in the year concerning gutter issues in the community. Gutters were cleaned after the painting project was completed. Several repairs were discussed previously under the Management Report. Further issues will be addressed as they arise.

#### **VIII. NEW BUSINESS**

- A motion was made by Eden Martin and seconded by Patty Johnson to suspend the voting rights and rights to use the pool for Unit 404. None opposed. Board approved.
- Lyn Newby submitted her resignation from the Covenants Enforcement Committee via email. The vacancy will need to be filled before any hearings can be held.
- Community parking rules and enforcement was discussed. A letter will be sent to residents stating that all resident's vehicles must have a decal in the rear window. Residents must park the required number of vehicles at the unit before any vehicle, including guest's vehicles, can be parked in overflow. The Board discussed issuing a Visitor's Pass that would need to be displayed when guest's vehicles are parked in overflow. Additional suggestions included limiting vehicles to no more than three (3) per unit, and requiring residents to submit a copy of their driver's license with a Pottsburg Crossing mailing address. The Board will strictly enforce the parking rules.
- An ARC request to install a hot tub on the rear patio was discussed. A motion was made by Eden Martin to deny the request due to safety issues. Patty Johnson seconded. None opposed. Request denied.
- A bid was received from DMRS to pressure wash and chemically clean the awning at the pool area - \$175.00. A motion was made to approve the bid by Eden Martin. Patty Johnson seconded. None opposed. Board approved. The awning will be replaced next year.
- An update was provided in the lawsuit against Eric Kelley (Unit 204). The Board requested that a mediation hearing be set up as soon as possible.

**IX. ADJOURNMENT**

All business being completed, Eden Martin made a motion to adjourn the meeting. Patty Johnson seconded. None opposed. The meeting was adjourned at 7:36 p.m.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Board of Directors Meeting held on August 4, 2014.



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Eden Martin, President