

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Meeting
June 24, 2015 6:00 p.m.
Pottsburg Crossing Pool Cabana

I. CALL TO ORDER

The meeting was called to order by Eden Martin at 6:00 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, Melissa Hasty, and Lin White; Kathy Melton represented The CAM Team. Homeowners present: Lori Linares (1301) and Brittany Patterson (1803).

IV. APPROVAL OF MINUTES

A motion to approve the minutes from the March 3, 2015 Board of Directors Meeting was made by Eden Martin and seconded by Lin White. None opposed. Board approved.

V. FINANCIAL REPORT / MANAGEMENT REPORT

The May 2015 financials were e-mailed to the Board in advance of the meeting.

Operating Account balance as of May 31, 2015:	\$142,505.22
Reserves Account balance as of May 31, 2015:	\$522,732.10
(includes \$56,084.19 of operating funds)	

Delinquencies are at their lowest level in many years, with only eight (8) accounts more than 30 days past due. The total amount delinquent as of June 24th is \$50,728.06 (\$41,311.29 of that total is with LM Funding). Currently there are four accounts with LM Funding (Units 301, 802, 1001 & 1102). One account has been turned over to Attorney Sean Murrell (Unit 1404). A Notice of Intent to Lien has been sent.

Attorney Ted Brown was notified that Eric Kelley (204) has agreed to a settlement offer for damages to adjacent units caused by a broken water line in his unit. The settlement amount is \$8,741.84, and Mr. Kelley will pay by credit card providing the Association will waive any processing fees (\$284.11). The Association will receive a waiver for any repairs to Mr. Kelley's unit. Eden Martin made a motion to approve the settlement. Melissa Hasty seconded. None opposed. Board approved.

Violations Report – Since the March Board of Directors Meeting, the following violations have occurred: 3 notices for garbage bag violations; 2 notices for dogs outside without a leash, and 1 notice for a noise nuisance (loud music).

Management Updates:

- Mulch is partially installed. Completion is pending on an additional mulch delivery.
- Fence repaired behind Building 300.
- An oak tree at Unit 2101 fell for the third time on Friday, 6/19, and this time it fell on the resident's car parked in the driveway. The vehicle has a minor scratch and the resident has been

asked to provide an estimate for repair. The tree has been cut up and disposed of, and will be replaced with a Drake Elm.

- The owner of Unit 202 reported a roof leak. Roof-it-Right has been out and the repair estimate is \$275.00.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

- Brittany Patterson emailed Management expressing an interest in serving on the Board of Directors. Eden Martin made a motion to appoint Brittany Patterson to the Board. Lin White seconded. None opposed.
- A proposal was received from Edwards Ornamental to install a card reader system for the gate - \$2,902.62. Residents would have to use either a key card or remote to enter the community. Gate codes would no longer be provided. The reason for the change is to provide more security as to who is entering the community. The process to hand out the cards, along with how to handle requests for extra cards, was discussed. Eden Martin made a motion to approve the proposal. Brittany Patterson seconded. None opposed. Board approved.

IX. ADJOURNMENT

All business being completed, Melissa Hasty made a motion to adjourn the meeting. Brittany Patterson seconded. None opposed. The meeting was adjourned at 6:34 p.m.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Board of Directors Meeting held on June 24, 2015.



Eden Martin, President