

Pottsburg Crossing Condominium Association, Inc.
Board of Directors Meeting
March 3, 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, 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 November 10, 2014 Budget Meeting was made by Eden Martin and seconded by Patty Johnson. None opposed. Board approved.

V. FINANCIAL REPORT / MANAGEMENT REPORT

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

Operating Account balance as of July 31, 2014:	\$136,550.14
Reserves Account balance as of July 31, 2014:	\$508,545.20
(includes \$56,084.19 of operating funds)	

The annual financial review draft has been completed and is being reviewed by The CAM Team accountant. It will then be emailed to the Board.

Delinquencies have decreased to their lowest level in many years. The total amount delinquent as of February 28th is \$58,533.67 (\$49,505.94 of that total is with LM Funding). Currently there are five accounts still with LM Funding:

- Unit 303 – Association Foreclosure – Hearing set for April 20, 2015
- Unit 802 – Mortgage Foreclosure – Sale set for April 6, 2015
- Unit 1001 – Mortgage Foreclosure – Sale set for March 12, 2015
- Unit 1102 – Mortgage Foreclosure – Final hearing set for May 7, 2015
- Unit 1904 – Association Foreclosure – Filed December 18, 2014

Violations Report – Since the November Board of Directors Meeting the following violations have occurred: 1 second notice for a garbage bag violation; 4 door hanger violation notices for garbage cans not being stored properly; a final notice for storing a lawnmower in the common area; 1 notice for a dog being outside without a leash.

Management Updates:

- Unit 901 – stucco repair – completed December 12, 2014 (\$532.75)

- Tree Trimming – oak tree between buildings 900 and 1100 – completed November 18, 2014 (\$575.00)
- Property Appraisal – completed February 2, 2015 (\$1250.00). Replacement costs have increased. The appraisal has been sent to Herbie Wiles Insurance to determine how current coverage will be affected.
- Fence Repairs – completed February 26, 2015 (\$655.00)
- Three units have closed since the November 10th Budget Meeting – 1201 (Kurt & Diane Raabe), 2006 (Varsha Patel & Anita Patel), and 2102 (Jayce P. MacDonald).
- There have been 7 new tenants since November 10th.
- Currently, there are 56 rentals, with 3 vacant.
- There are three units listed for sale – 802 (\$82,000), 1206 (\$116,900), & 2005 (\$80,700)
- Nine units are vacant – 203, 604, 802, 1001, 1102, 1704, 1904, 2003, & 2005.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

- A proposal was received from DMRS to pressure wash the vinyl fences, sidewalks, and pool bricks (\$1,750.00). Eden Martin made a motion to accept the proposal. Patty Johnson seconded. None opposed.
- Two bids were requested to repair locks on the mailboxes. Ace Lock Service cannot get the parts needed, and only certified postal service vendors can obtain the parts. Mailbox Specialists submitted a proposal to replace twelve parcel locks (\$1027.20). After discussion, Patty Johnson made a motion to replace locks on six of the parcel mailboxes. Wes Fina seconded. None opposed.
- The Board discussed upgrading the community website to give homeowners access to their account. Tabled.
- The Board discussed whether homeowner requests to waive delinquent fees should be approved. After discussion, Eden Martin made a motion that delinquent fees will not be waived. Lin White seconded. None opposed.
- The appearance of the community is starting to deteriorate. A suggestion was made that the Board adopt a schedule where two Board members walk the property at least once a month to check the units for items stored improperly, damaged grass, issues with light fixtures, etc.
- Street and sidewalk parking continues to be an issue in the community. Two cars have been towed during the night in the past month. Stickers need to be placed on cars that park in the street during the day.
- The next meeting is the Annual Meeting and will take place in June. The time and date are to be determined.

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 7:11 p.m.

I hereby certify that this is an accurate and factual presentation of the Minutes of the Board of Directors Meeting held on March 3, 2015.

Eden Martin

Eden Martin, President