

Pottsburg Crossing Condominium Association, Inc.
Annual/Election Meeting
June 26, 2017 6:00 p.m.
Pottsburg Crossing Pool Cabana

I. CALL OF ROLL AND CERTIFYING OF PROXIES

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

Board Members present: Eden Martin, Lin White, and Brittany Patterson; Kathy Melton represented The CAM Team. A quorum of members was not established as only eleven (11) members were present either in person or by proxy. An unofficial meeting was held for those in attendance.

II. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

A motion was made by Eden Martin to waive the reading and to approve the minutes from the June 22, 2016 Annual Meeting as presented. Brittany Patterson seconded. None opposed and the motion carried.

III. REPORTS OF OFFICERS

a. PRESIDENT – None

b. MANAGEMENT REPORT

The Association maintains a strong financial position.

Operating Account balance as of May 31:	\$166,094.26
Money Market Account balance as of May 31:	\$633,701.76
(less \$56,084.19 due to Operating Account)	

Total Units – 110 Owner Occupied – 48 (4 vacant, 1 for sale) Rental Units – 62

There have been eleven (11) resales since June 2016.

Total delinquent accounts (over 30 days) – 4 (same number as last year)

Projects completed since the last Annual Meeting include:

- Community fence replaced - \$32,092.00 from Reserves
- Gutters and downspouts cleaned on Buildings 100, 200, 300, 500, 700, 900, & 1100 (June 2016 and January 2017)
- Landscape improvements (2016 & 2017)
- Hurricane Matthew – 12 roof leaks, numerous window leaks, gutter damage, vinyl fences & wood pool fence damaged
- Major repairs due to water damage at Units 301, 302, 703, & 2004
- Pool awning, vinyl fences, building eaves, and sidewalks pressure washed
- Entrance lighting repaired
- Oak trees trimmed
- Wrought iron fence at pool repaired

- Numerous repairs to community entrance & exit gates
- Entrance gate operators replaced - \$18,600.00 from Reserves
- Repair of roof leak at Unit 1305 completed on Saturday

Projects scheduled to be completed:

- Replacement of community mailbox numbers
- Refinishing of community pool

No election was necessary as only three (3) owners expressed an interest in serving on the Board of Directors. The Board members will be Eden Martin, Lin White, and Brittany Patterson.

IV. UNFINISHED BUSINESS - None

V. OPEN FORUM - None

VI. ADJOURNMENT

All business being completed, Eden Martin made a motion to adjourn the meeting. Brittany Patterson seconded. None opposed and the meeting was adjourned at 6:07 p.m.

Respectfully Submitted,

Kathy Melton, CAM



Eden Martin, President