

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING— JULY 26, 2016

Board Members Present: Joe Dobbs, Jeff Hughes, Kenneth Kemp, Jo Leeper, Judith Lyle, Darrell Traeger, Betty Walley, Phyllis Wells

Members Absent: Andy Pettit

Operations Manager: Carrie Bailey

- I. OPEN FORUM—6:00 PM Homeowners Present: Nancy Baker, Susie Brown, Jim Fountain, Carolina De La Rosa(guest),
 - A. Nancy reported that since the updated rules have gone into effect with enforcement letters sent to several people everyone seems to be parking correctly.
 - B. Jim asked about the parking lot and when is it going to be fixed. Carrie explained the schedule of equipment installation and repairs for the September/October calendar.
- II. MEETING CALLED TO ORDER –The meeting was called to order by the president Jo Leeper at 6:10 P.M.
- III. MINUTES - the Minutes of the JUNE 28, 2016 Board of Managers meeting were distributed and read for corrections or additions. The minutes were accepted as distributed.
- I. MANAGERS REPORT JULY 26, 2016
 - A. Maintenance-
 1. Roofs- A few items remain to be completed on the gutters. Repairs and paint touch-up where gutters are not being replaced will follow.
 2. HVAC Renovation
 - a. Air Conditioning System work completed on Chillers #1 & #2. Work to be done on Cooling Tower #1 will be completed after the boilers are replaced.
 - b. HVAC and Domestic Hot Water Boilers Installation scheduled for the week of 9/12/16.
 3. Utility Building Structure – Sheet rock complete, texture and painting in the Laundry Room & new light fixture installation completed.
 4. 15902 Coolwood – Association work complete until interior work allows.
 - B. Administration
 1. Owner Insurance Certificates – ongoing
 2. Occupancy Status Report – 71 approved to be leased.
 3. Traffic light installation – City reported on 3/19 that there are no funds available and the list of approved lights has increased from 20 to 30. Criteria for private funding has been requested. Expected cost, \$175,000-\$220,000.
 4. FEMA - LOMA – Request for remaining buildings – waiting for approval.
 5. Pool Area Improvements – A few details remain to be completed.
 6. PayLease 21 payments for July.
 7. Website & eUnify working with Support to improve website.
 8. Parking Permits – Still receiving completed information forms.
 9. Parking Lot – Repairs to be scheduled after boiler replacement.
 10. Patio Enclosure Resolution
 12. VoiceFriend – Four owners reported computerized voice message was distorted. Will record future messages.
 13. Fourth of July – A success for the Country Club and no problems reported by PWCCCA residents.
 14. Recycling Change – Two bids are in and one more pending. The cost to continue a recycling program will be less than increasing the Waste Management pick-ups to accommodate the volume of recyclables.
- II. New Business
 - A. Leasing Policy Revisions
 - B. Smoking in the pool area

C. Owners will be charged \$500.00/unit for HVAC maintenance following any remodeling.

VI. TREASURER'S REPORT—Presented by Joe Dobbs and is attached to the minutes.
The Treasurers' Report was filed for audit.

VII. COMMITTEE REPORTS

A. FINANCE COMMITTEE- Joe Dobbs had no finance committee report.

B. BUILDING COMMITTEE- Darrell Traeger no report

C. LANDSCAPE COMMITTEE – Betty Walley no report

D. ENERGY COMMITTEE-No Report.

E. RULES COMMITTEE- Jeff Hughes no report.

A. COMMUNICATIONS- Judith Lyle and Susie Brown discussed newsletter contents to be sent end of August.

B. HOSPITALITY COMMITTEE – Phyllis Wells discussed a time this fall for the dedication of the memorial plaque for Gretchen.

C. NOMINATIONS/ELECTION COMMITTEE-No report

VIII. PAVING PROJECT – Kenneth Kemp no report

IX. UNFINISHED BUSINESS - See Manager's Report

X. NEW BUSINESS—See Manager's Report

A. The board discussed the procedure for an estate sale which is to remove furniture and contents from a condo to another location where a sale can be conducted. There are no estate sales allowed on the property.

B. Carrie thanked Susie Brown and Carolina De La Rosa for their work.

XI. ADJOURNMENT

There being no further business the MEETING was ADJOURNED AT 7:55 P.M.

Next Meeting is scheduled for Tuesday, AUGUST 23 2016 at 6:00 PM.

Judith Anne Lyle



Secretary