

PRESTONWOOD COUNTRY CLUB CONDOMNIUM ASSOCIATION, INC
MINUTES – BOARD OF MANAGERS MEETING – OCTOBER 28, 2014

Board Members Present: Mike Daly, Delisa Day, Joe Dobbs, Jeff Hughes, Jo Leeper, Judith Lyle, Andy Petit, Phyllis Wells.

Members Absent: Betty Walley

Operation Manager: Wanda Brinlee

II. OPEN FORUM – 6:30 PM

Homeowners present: Jim Fountain, Joyce Web, Pat Barnett, Janet Kirkland, Kenneth Kemp, Betty Jo Patton, Rick Farrah.

- A. Crime Watch Committee Report. Nancy Baker, Betty Jo Patton and the committee would like to post information and alerts on the website and newsletter. The board agreed. The committee reported the following neighborhood alerts: (1) A bobcat is roaming the area. (2) A report of a man asking to wash windows was reported to police on Preston Road. Homeowners were advised to not answer door or give him a job. Kenneth Kemp volunteered to be on the lookout for the window washer. (3) As a safety recommendation they advised that all renters should be given a background check. Homeowners are liable for any renter damage. Irresponsible renters draw crime.
- B. Kenneth Kemp discussed the degradation of the Preston Road alley. Would the board please add this to the list for cleanup?
- C. Joyce Webb asked if anyone is having trouble with the new fence and being able to see clearly to turn left. The manager reported that it was necessary to pull further out into Preston Road to be able to see the oncoming traffic.

III. MEETING CALLED TO ORDER – The meeting was called to order at 6:46 by President Jo Leeper.

IV. MINUTES

The minutes of the SEPTEMBER 23, 2014 Board of Managers meeting were distributed and read for corrections or additions. Joe Dobbs recommended under treasurers report to delete “\$10,000 added to the reserve fund.” Delisa Day corrected the spelling of Maurilio.

The minutes were approved as corrected.

V. MANAGERS REPORT presented by Wanda Brinlee for weeks 10/7/2014, 10/22/2014

The following points of the report was discussed:

- A. The Flood Insurance appraisal was sent to the insurance agent to be bound with our existing policy. The entire property does not have to have flood insurance only those

properties listed in the appraisal. The flood insurance will increase monthly insurance payments by \$2500.00.

- B. TWC debulking discussion. The office has names of independent TWC agents willing to help individual homeowners sign up for TV and/or internet service with Time Warner. Mike Daly recommended we have the sales agent come on to the property on a Saturday to talk with homeowners.
- C. Fines will be charged to those homeowners who have not provided the office with proof of insurance coverage by Nov 1, 2014. The fine is \$5.00 per day.
- D. The Reserve Study was discussed by Jo Leeper. This study is a draft good for 90 days so that the board can review and make any suggestions or recommendations.
 - a. Fan unit parts are purchased and assembled by Poly and Maurilio.
 - b. Discussion of reserve study dates and numbers.
 - c. The board recommended to study the draft over the next few weeks.
- E. Delisa Day discussed increase in sales of property.
- F. Discussion of the existing road signs for speed limit, that more signs have been ordered and we are waiting for the new signs that tell visitors how to get to the office.
- G. Discussion of foundation issues on several of the properties.

VI. TREASURER'S REPORT was presented by Joe Dobbs.

- A. The monthly profit and loss statement for September was presented.
 - 1. The year to date profit and loss statement was presented.
 - 2. The reserve fund to date is \$215,147.
 - 3. The treasurer's report was filed for audit.

VII. COMMITTEE REPORTS

- A. FINANCE COMMITTEE- No report
- B. BUILDING COMMITTEE- Mike Daly.
 - 1. Andy Petit reported as he continues to remodel his unit rats or squirrels had gotten into the roof area and chewed up wires which were still live and caused power outage with some of his lights.
 - 2. Homeowners are encouraged to be on the lookout for cracks in the outside walls where animals can get into the structure and cause damage.
- C. ENERGY COMMITTEE - No report
- D. RULES COMMITTEE- Betty Walley. No report.
- E. COMMUNICATIONS- No report. Website is updated.

F. HOSPITALITY COMMITTEE- Delisa Day.

1. Discussion of a Christmas Party to be held at Prestonwood Country Club in December. Details will be sent out in flyers to all residents.

G. NOMINATION COMMITTEE- No report.

VIII. UNFINISHED BUSINESS

- A. The board accepted the appointment of Jeff Hughes to replace Joy Duran who resigned.
- B. The board accepted the appointment of Mike Daly to be Vice President.
- C. Mike Daly reported that there has been no action taken on Unit 1104 remodel inspection.
- D. A Board vote by email hired Joanne Mahieu, CPA to review the books periodically and create necessary reports.
- E. Mike Daly reported on the continuing office computer updates.

IX. NEW BUSINESS-

- A. Next Board Meeting will be Tuesday, December 9, 2014

X. There being no further business the MEETING was ADJOURNED AT 7:42 PM

I. EXECUTIVE SESSION –7:45 PM

- A. The board reviewed a report from the Search Committee.

There being no further business the meeting was adjourned at 8:35.



Judith Anne Lyle

Secretary