

PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES—BOARD OF MANAGERS MEETING—August 22, 2017

Board Members Present: Dan Burbine, David Campbell, Joe Dobbs, Joy Duran, Pat Barnett, Jo Leeper, Judy Lyle, Darrell Traeger. Members Absent: Nancy Baker

Operations Manager: Carrie Bailey

Homeowners Present: Susie Brown, Jim Fountain, Doree Tate, Carolyn Stricker, Martha Burks, Marilyn Campbell, Estella Shaw, Jerry Williams, Wanda Brinlee, William Ward, Susan Meyer, Ginger Hagood Story, Tammie Washington, Anthony Peters, Sushma Peters, Pat Gleason.

- I. OPEN FORUM
 - A. Pat Gleason requested approval to reserve the PWCCC Community Room to host a Meet and Greet for Democratic US Congresswoman, Jan Mc Dowell. Date to be determined. Mr. Gleason verbalized an understanding that a deposit is required.
 - B. Pat Barnett was introduced and welcomed as the new board member who replaced Jeff Hughes. She has been a homeowner at PWCCC since 1996.
 - C. Anthony Peters requested that the landscaping be improved at his unit.
- II. MEETING CALLED TO ORDER - A quorum was present. The meeting was called to order by the president, Darrell Traeger, at 6:29.
- III. MINUTES – The minutes of the July 25, 2017 Board of Managers Meeting were distributed. Joe Dobbs moved that we accept the minutes as presented. Dan Burbine seconded, and the motion was approved by all board members.
- IV. MANAGERS REPORT – Carrie Bailey- Ms. Bailey reported the PWCCC chillers have a number of significant problems and will need to be replaced this winter. A number of financial proposals have arrived and the estimated cost is between \$650-\$750K. Financing is being researched to minimize the financial impact to homeowners. However, an assessment may be necessary. (2) PWCCC manger did a comparison of other condominium assessments per square feet. PWCCC remains at the low end. (3) Addresses on curbs continue. (4) Electrical repairs affecting 16 homeowners completed with a cost of \$53,000. The street repair will be completed on 08/23/2017. (5) Pool repairs completed. (6) 66 condominiums leased with a cap of 70. (7) Sales year to date- 16. (8)47 homeowners paid in July 2017 on line. (9) Jeff Hughes resigned (10) Joy Duran will be the Board Secretary (11) Judy Lyle will assume duties as Rules Committee Chair.
- V. TREASURER’S REPORT— Joe Dobbs. Report is attached to the minutes. The Treasurers’ Report was filed for audit.
- VI. COMMITTEE REPORTS:
 - A. FINANCE COMMITTEE- Joe Dobbs. No report.
 - B. BUILDING COMMITTEE- Darrell Traeger. PWCCC filed the necessary paperwork on the Consumer Protection Compliant website regarding the abandoned condominium unit and feedback is expected within 15 days. Currently, PWCCC is maintaining the condo and back fees are owed of approximately \$15,000.
 - C. LANDSCAPE COMMITTEE – David Campbell. No report.
 - D. ENERGY COMMITTEE-No Report.
 - E. RULES COMMITTEE- Judy Lyle. No report.
 - F. COMMUNICATIONS – Judith Lyle. (1) Ms. Lyle reported the layout for the Fall newsletter is currently in the process of being developed. Plans include an article by Ms. Carrie Bailey on chillers replacement. The newsletter will continue to address and remind homeowners of PWCCC rules. (2) Homeowners can now easily access our Rules on the Home Page as well. (3) Ms. Lyle indicated there isn’t space in the PWCCC newsletter for community ads and announcements. She will check with the webmaster about adding a space for ads/announcements that the webmaster would manage. (4) A lengthy conversation addressing smoking in Limited Common Areas such as patios, stairwells, and alleys was discussed by homeowners. It appears there is limited precedent for such rules. However,

the conversation will continue by obtaining feedback from homeowners in the 2017 PWCCC Fall Newsletter.

G. HOSPITALITY COMMITTEE – Jo Leeper. Suggestions open to homeowners. A Halloween party recommended.

H. CRIME WATCH – Nancy Baker. Carrie Bailey provided report in Ms. Baker absence. (1) Ms. Bailey reported a large man dressed in khaki clothing was reported knocking on homeowner doors asking for assistance. He had a paper offering to clean windows. It has been reported he can become agitated. Please call 911 for police assistance as needed. (2) A homeowner in Chalfont reported an African American female came to their residence selling household cleaner for \$50.00. (3) On 08/11/2017, it was reported a Hispanic female (non-homeowner) with four children was swimming in the PWCCC pool. Homeowners reminded only homeowners and their guest are allowed to utilize the PWCCC pool. (4) Panhandling on busy intersection appears to have been resolved. (5) A Direct TV salesman has been reported to soliciting sales to homeowners. A reminder that a disk is not allowed on PWCCC roofs. (6) The issue with a female going through trash bins late at night has been resolved. (7) One possum killed on the PWCCC property.

VII. UNFINISHED BUSINESS – See managers' report attached.

VIII. NEW BUSINESS

A. Smoking in common areas addressed and will be placed in the Fall 2017 PWCCC newsletter for additional feedback from homeowners.

IX. EXECUTIVE SESSION

X. The MEETING was ADJOURNED at 7:00PM.

Next Board Meeting is scheduled for Tuesday, September 26, 2017@6:30PM.

Joy Duran, Secretary