

HOA Board Meeting Minutes, Tuesday, May 13, 2014

Attendees: David Brown, Karen Grattafiori, Amy White, Scott Boetig, Denise Hindes

- April 2014 Meeting Minutes-Approval
- ARC Communications-Jim M
- Pool
 - Splash contract finalization-Does All In One have it on file signed by both parties?
 - All Piping issues completed
 - Splash for general maintenance items discussed with Scott
 - One Salt Water Cell is leaking, approved for repair for less than \$1000 for the cell, is it completed; Denise to check but an invoice has not been sent for it yet.
 - Pool Lights-why did Splash not notify BF until opening day about lazy river pool lights not working, and one light in the pool? Have Splash look at the breaker for the lazy river and fix the pool light.
 - Round table locations-why are they under the awning for the clubhouse, do we need new umbrellas. They need to be moved to pool deck and the umbrellas need to be installed for the two tables under canopy, and the tables and chairs need to be cleaned.
 - Scott Boetig-To get some quotes for railing along steps to slide
 - Fox Fence-alternate cost for railing was approved, Scott was going to discuss; Scott is going to put a picture on face book page to get feedback.
 - Pool gate lock code needs to be changed
 - Wrist bands-Distribution completion date-done at this time.
- Social Committee Information-Karen Grattafiori
 - Other Social Events-she is planning movie night, possibly June 14
- All-In-One Property Management
 - Financials-Home Owners Dues
 - Hart Residence-Bank has contacted All In One to request payoff amount. Include the costs associated with the yard clean up, attorney fees, etc.
 - Mail Box-Denise to contact Carol Littleton to see who she got her replacement mail box from.
 - Website links-Dave Brown to update website-not done
 - Start Consent Order to amend to a POA-lets see how many folks send in the votes, and if there are questions we can have a meeting with the residents to identify the benefits.
- Security
 - Status of Security-No update at this time, security to come twice per week
- Club House
 - Report from Amy Wight-deposits of \$175, Denise to refund one home owner.
 - Discussion on the Sunday rental-look at 3 month window to see how it affects other rentals. He does need to pay the fee of \$25 per meeting.
 - Air Condition maintenance contract-units serviced? done
- Landscaping/Common Property
 - Timer for basketball court lighting completed
 - Trim some bushes adjacent tennis entry to the pool house, spring flowers coming with some of them out already, and mulching the play-ground.
- Tennis
 - Two areas on courts are located over crack repair material which should be fixed for free from SE Tennis – they are willing to put sealer in but matching will be an issue.
 - Two additional rollers repaired and push units had new blades put on.
 - Replace light on sidewalk side of court 1 and 2.
 - Need sign that says lessons on courts 3 and 4 only

➤ New Business

- Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.