

CC Villas Homeowners Association  
Board of Directors Meeting  
Marriott Hotel on Scott Avenue  
February 11, 2016

**Call to Order:** 6:00

**Present:** Board members, Gary Graham (presiding), Grady Griffith, Don Carlson, Jim Prator (manager), Peggy Puckett (bookkeeper/owner), Nancy Kester and Kathleen Gross (owners).

**Financial Report:** The report was presented and discussed. The Collective Balance at the end of January 2016 was \$143,378 and the resulting Asset Balance was \$190,515. The only anomaly noted in the report was the \$600 receivable pet fine from owner of 12C which has yet to be received. The report was approved by the board as presented.

**Manager's Report:** The manager's report for January was presented by Jim Prator. The report was approved by the board as presented.

Highlights of the report: (1) additional roof leaks reported in 8 units. (2) Comcast will start clean-up in March and work toward consistent installation. (3) decorative gravel has been ordered to rebuild some of the landscaping. (4) noise violation in unit 14C was contained with police assistance. (5) Fence Tech was called to finish the section behind unit 15. (6) metal trim project is progressing on schedule sixth building should be completed by end of March.

**NEW BUSINESS:**

A. Comcast agreements have been signed and will be saved to the website when received. CCVHA will agree to try to protect the equipment and report damage. Comcast will coordinate maintenance with Manager. Re-compensation is available on a limited basis.

B. Recent roof leaks at Bldg 11 indicate that it will be the next in line for new flat roof.

**OLD BUSINESS:**

A. Vehicle Damage. Hallmark Ins agreed to a final settlement check for \$1908.42. in addition to the check for \$802 which has already been received.

B. Bathhouse repairs are almost complete. Re-tiling the floor will be done at a later time.

C. Landscape project... additional volunteers welcome. Leah Cable has presented ideas which are being considered.

D. Architectural Standards work meeting scheduled for 3/24 at 6pm at Marriott

Next Meeting: March 10 (Thursday 6:00 P.M. at Marriott Hotel on Scott Avenue.

Adjournment: 7:10 P.M.

Minutes prepared by : Peggy Puckett (for Mary Pappas)