

CC Villas Homeowners Association  
Board of Directors Meeting  
Marriott Hotel on Scott Avenue  
March 10, 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 (owner).

**Financial Report:** The report was presented and discussed. The Collective Balance at the end of Feb 2016 was \$202,363. The report was approved by the board as presented.

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

Highlights of the report: (1) interior plumbing leak at 1C has brought up a question. Who is responsible for leaks inside framed wall, chases and plenums and under-floor? Board will review by-laws and bring an answer. 2) Pryor Built Const estimated that the work at 17A on the flat roof will cost between \$1900 and \$2100. (3) Clean-up of needles and dead leave is being addressed with the area behind Bldg 5 being priority. (4) Spa is open .. new heat pump is installed (5) The structural trim project is almost complete on the 6<sup>th</sup> building. Fourteen to go and #11 is next in line. Total spent to date on the project will be available at the next meeting.

**NEW BUSINESS**

- Comcast agreements have been signed and will be saved to the website
- Hallmark ins checks arrived and garage doors are scheduled to be ordered.
- Peggy was asked to do a survey of the owners to determine if it is feasible to close the spa next winter from Dec thru the end of Feb 2017.
- Recent roof leaks at Bldg 11 indicate that it will be the next in line for new flat roof.
- Architectural Standards work meeting scheduled for 3/23 at 6pm at Marriott

**OLD BUSINESS:**

- Board discussed allowing Mr. DeVecentis 12C, to fence in his patio so that he can keep an eye on his dog when it is outside. Board members or manager will meet with him and explain that this will have to be done immediately since he was witnessed at 5:30 on 3/10 walking the dog after repeated warnings and fines
- .Comcast still has not sent crews to remediate the exposed wiring problems.

Next Meeting: April 14 (Thursday 6:00 P.M. at Marriott Hotel on Scott Avenue.

Adjournment: 7:10 P.M.

Minutes prepared by : Peggy Puckett (for Mary Pappas)