

Country Club Villas Homeowners Association
Monthly Board Meeting
April 10, 2018
Unit 18b at Condos

Call to Order: 7:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Nancy Kester, Mary Pappas, Janis Stefl

Owners: Dalene Meek, Shirley Beasley, Peggy Puckett/Bookkeeper,
Manager Taylor Livingston, Outside Contractor: Ron Pryor

Meeting was called to order.

Minutes of March meeting were approved.

Financials for March 2017 were presented. Balance in the bank on 3/31/18 was \$155,657. Financials were accepted by unanimous vote.

Manager's report was extensive. Taylor voiced a lot of concerns and questions regarding how things are typically handled. Summary of March tasks completed: irrigation lines/bubblers repaired (incl the ones Larry's pest control damaged, he called and asked them to credit us for damages), lawn aeration, thoroughly cleaned bathhouse, sched bathhouse door repair, repaired storage yard gate, contacted WM about smaller trash bins, organized & marked tools, adj security light at pool, repaired water line, ordered stucco paint, swept roof at 8D, repaired broken tiles at 8D, fixed hole in bathhouse men's room. Taylor provided the board a list of projects that he intends to address in the coming months.

Old Business:

- A. Witzemann updated everyone regarding the litigation with DeVecintis. Thrower is waiting to hear back from the opposing attorney.
- B. Soffit/flashing repairs finished by Pryor Built Const on 8C, 12B, 15D, & 14B
- C. Bookkeeper reported that we received the delivery confirmation for the letter mailed to owner of Unit 20A but she has not contacted anyone yet with her plans to remedy the problems addressed.
- D. AVI's quote for Worker's Comp ins was accepted by the Board. Peggy will take them a check tomorrow
- E. The leak at the hot tub turned out to be bad grout mixture. And has been repaired.
- F. Board agreed that a new pool heater needs to be ordered. Hopefully to be installed before end of month.
- G. Pool house repairs are almost complete (water heater replacement postponed for now.
- H. All locust trees were treated by Larry's Pest Patrol and recommendations were made that would increase the chance of survival of trees in the future. Several trees appear to be DEAD but Board agreed to take a "wait and see" stand for now instead of hiring someone to remove them at this time.
- I. Status of stucco repair of 18A chimney. Basin is working on the cricket.
- J. Leaking around chimney of unit 9A. Pryor will start working on that ASAP

- K. Proposal for new roof has been signed for Bldg 6 (Basin total: \$42,113) Owners/tenants of those four units should be advised of when the project will start and that the process is very loud & dusty. Any fragile items should be protected from vibrations. Precautions should be taken to protect interior floors, rugs, walls and furniture. Manager will do a face to face with the tenants so that their cars won't be in the way.

NEW BUSINESS: A. Discussion of Newholm's request to "fix" the flashing/soffits of his 4 units (8B, 3C, 3B, & 3D) BEFORE damage is done.

B. Taylor requests discussion of potentially changing the pool and hot tub hours for the summer. (Currently set at 6AM to 11PM-makes for a very long day!!!) Dalene and Shirley offered to help out by opening in the am if he wants them to.

C. 7D rear wingwall post is rotten below ground and needs to be replaced. Lateral wall between 7D & 7C needs new footings. Pryor agreed to check it out and find a fix.

Next meeting will be May 08, 2018 Poolside at the complex at 6PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Peggy Puckett