

Country Club Villas  
Home Owners Association  
May Board Meeting  
05/05/09

6:31pm: Called to Order Board attendees present: Daryl Leeper, Grady Griffith, Don Carlson, Peggy Puckett. Pete Weitzman was absent.

Minutes from March and April Board meeting were not available to be read and approved.

Financials were reviewed and approved. The only significant over budget items are Pool Deck expense due to the unscheduled Apr prepayment of \$8,000 and the Roof Comprehensive Maintenance expense of \$25k which was scheduled for later in the year.

Dues from owners shows only one past due account (Santoro) and one prepaid account (Gross) resulting in an A/R balance of -\$16.68. There are no past due accounts for the Reserve Fund assessments. Three owners prepaid the Pool Deck Assessment resulting in a balance of \$488. Roof assessment fund has a balance of \$22,300. Remaining work to be done will be approximately \$27k or \$28k. Shortfall will be collected thru dues over the remaining eight months.

Managers report highlights:

- 1) SPEC is on the job of repairing pool deck. Anticipated completion date is 5/18. Expect the pool to be open on 5/28 if all goes according to schedule. Changes to the Pool deck renovation project includes a non-skid pathway from the pool to the bathhouse. SPEC has also agreed to paint the cement in the picnic area since that area will not have the non-skid surfacel
- 2) A&J Stucco repair has given a bid for all stucco work and will begin on 5/6/9
- 3) Green turf has been contracted to do the lawns again this year.
- 4) Signage has been ordered from San Juan Signs and Raindrops (for pool)
- 5) Old termite damage was reported on garage (man door) door at Unit 14A. Association will need to pay for repairs
- 6) Stucco Damage to wing wall was reported at 3C (no one has taken responsibility for that accident)
- 7) Minor rules violations were addressed
- 8) Seasonal cleanup underneath shrubs will either be done by managers or managers contract workers. Managers asked that the Board consider paying the \$300 to the outside contractor. Board will discuss and let managers know their decision on this.

Old Business:

- a) Drainage around 9D/13D and 5A. Santoro will be asked to evaluate the idea of changing the size of the drainage pipe.
- b) Roof repairs are ahead of schedule with only 5 units yet to be completed.
- c) JC electric has ordered low light parking lot hood for standard outside #7 price will be approx \$800 and should be here around 6/15.
- d) There will be no additional charge for Pool Passes this year. The dues increase will offset that loss of income. As stated in Rules & Reg, owners and tenants must have a pass in their possession when in the pool area.

Interim meeting will be held May 19, 2009 at the pool to discuss progress and opening date of pool area. Regular scheduled meeting will be June 10<sup>th</sup> at pool area. If inclement weather or if project is not complete the meeting will be moved to Daryl Leepers'.

Attendees: Shirley & Robert Beasley 8A, R. Clanton 14A, Kris Dixon

The meeting adjourned at 7:50pm

Minutes prepared by Peggy Puckett