

CC Villas Homeowners Association
Board of Directors Meeting
CCVillas Poolside
May 13, 2015

The meeting was called to order at 6:05 P.M.

Present were Gary Graham (presiding president), Grady Griffith, Mary Pappas (Secretary), Peggy Puckett (bookkeeper), Jim Prator (manager), Leah Cable and Norma Flynn (landscaping committee), Penny Anderson, Sonia Dahms, Gus Pappas, Kris Dixon (owners).

Minutes: The minutes were approved, as amended, by the board.

Financial Report: Peggy Puckett presented the financial report. The Collective Balance in the bank account at the end of the month was \$136,649.74 and the Total Asset Balance was \$196,210.34. The report was approved by the board as presented.

Managers Report: The report was presented by Jim Prator. The board approved purchase of new chairs for the pool. The report was approved by the board as presented.

OLD BUSINESS

- A. Re-roofing of building 12 is basically finished. The roof inspection was given a rating of 98% and the warranty has been issued for our acceptance. Buildings 10 and 12 require walk boards and satellite dishes. Frank will submit the final billing for Building 12.
- B. B. Jim is getting bids for the underpinning on the perimeter fence and Scott Johnson has been contacted to do the underpinning.
- C. Information declaration sheets are coming in. Peggy is developing files to determine what units are missing. If sheets are missing by the next meeting the board will vote to authorize a fine. An assessment will be taken of parking vehicles and occupancy. We will issue parking stickers.
- D. Leah reported on the progress of the landscaping committee and present samples of rocks that could be used to replacement the current rocks. The board approved a \$5000 budget for the committee to begin work on the entrance landscaping.
- E. Window and door trip repair/replacement has been defined, with real emergency repairs to be as first priority, and entire buildings done one-by-one as may be feasible.
- F. Jim presented a quote from Dirt Bandits for asphalt patching.
- G. We will let the pyracanthas grow over the summer to determine what needs to be filled in.

NEW BUSINESS

- A. The parapet caps on buildings 10 and 12 will be painted to match the metal trim.
- B. The problem of Jim Di Vincentes" dog was discussed. Gary is discussing the situation with his sister.
- C. A work session was scheduled for May 20. Location to be announced.
- D. The problem of additional people (beyond the three resident limit) was discussed. Gary will be contacting those who are in violation.

Next meeting: June 10, 2015 (Wednesday) 6:00 P.M. at Country Club Villas Pool (weather permitting).

Adjournment at 7:30 P.M.

