

Country Club Villas Homeowners Association
Monthly Board Meeting
May 11, 2017
Condo Complex (5200 Villa View) Poolside

Call to Order: 6:05 pm

In Attendance : Board members ... Gary Graham (presiding), Pete Witzemann, Don Carlson, Grady Griffith, Nancy Kester. Jim Prator/Mgr., Peggy Puckett/Bookkeeper, Dalene Meek (owner)

Minutes of previous meeting were accepted

Financial Report was accepted as presented. The cash balance including the Reserve account was \$146,436

Manager's Report: Accepted as presented, several items of interest include :

- 1) Shrubs have been sprayed for insects
- 2) Ike's plastering has been contacted about stucco at Bldg 16
- 3) Ditch company has sprayed the weeds.
- 4) Lawn near pool area has been upgraded with sod
- 5) Pressure Reducing Valve was replaced and regular pressure attained
- 6) Elm tree near Bldg 19 has borer infestation
- 7) Pool is almost ready for inspection
- 8) New roof leaks were reported this month at Bldgs 11A, 15C, 16C, 17C&D and 10C
- 9) Dog at Jim DeVecentis' unit is still present
- 10) Still have not received Termite Warranty on Bldg #11

New Business:

- B. Pressure Reducing Valve has been replaced
- C. Structural Trim repair project is on hold until S. Jones is healed from injury

Old Business:

- A. Dog issue at Unit 12 is being addressed with B. Thrower (attny). Fines collected from owner are being deposited and held in a SUSPENSE acct.
- B. Work is proceeding on flat roof project at Bldg 16 and HOPES of starting Bldg 6 in 2017.
- C. Realtor signage at entry to complex has been resolved. No signs are allowed in easement per City.

Meeting adjourned: 7:15 PM

Next Meeting Scheduled for June 8, 2017 , 6:00 P.M. Pool side at the complex.

Minutes prepared by : Peggy Puckett