

Country Club Villas Homeowners Association
Monthly Board Meeting
May 10, 2018 Poolside at complex

Call to Order: 7:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, 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 April meeting were approved.

Financials for April 2017 were presented. Balance in the bank on 4/30/18 was \$171,722.83. Financials were accepted by unanimous vote.

Manager's report was presented. (much of which is covered in New business below)

Old Business:

- A. Witzemann updated everyone regarding the litigation with DeVecintis. Thrower was issued a check this month for phone calls and emails during the 1st Quarter of the year. Pete will follow up with a phone call next week.
- B. Unit 20A. some of the items on the list have been addressed. No contact from owner yet.
- C. Pool heater was reworked by manager and Pete Witzemann. Seems to be operating properly now. New one has been ordered.
- D. Manager is working with Basin to identify the units that have dish skids that need to be removed. Board will draft a letter to owners telling them their responsibility regarding new roof and proper antenna installation.
- E. Basin to come soon and finish bldg. 8A cricket
- F. Basin has been scheduled to begin work on Bldg #6 roof
- G. Pryor built construction is finished with metal trim on Bldg #8 except for area around chimney. This takes care of 10 buildings out of the 20. They have begun work on Bldg #7
- H. New stucco contractor (Robert Sosa) submitted bid to do work at Bldg 6 Approved
- I. Pryor submitted bid to replace support post of wingwall behind unit 7D. Bid accepted by Board.
- J. Manager was instructed to call B&D and proceed with the water lines and corporation valve upgrades. (Bldg #3 next).

NEW BUSINESS:

Manager is working diligently to have the pool opened by Labor Day weekend. Cleaning and painting deck, caulking cracks at expansion joints, ordering the diaper changing station, vacuumed spa and cleaned inline filter. Manager is Also spending a lot of time dealing with owners who are allowing pets to roam at night. He asked about the necessity of replacing the canopy and pool toys. Owners said that those items are usually donated by residents who buy them for use at the pool and leave them behind.

Manager asked for permission to order a sign instructing contractors to check in when working in the complex.

An effort will be made to compile a list of garage doors that have been damaged subsequent to trim completion. Board will draw up a letter to owners and bookkeeper will assess them the cost of repairs.

Manager is compiling a list of stucco damages that will need to be addresses in the future.

Next meeting will be Tues, June 12, 2018 Poolside at the complex at 6PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Peggy Puckett