

Country Club Villas Homeowners Association
Monthly Board Meeting
July 13, 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. ., Peggy Puckett/Bookkeeper, The following owners: Dalene Meek, Joan Hourihan, Mary Pappas, Cindy & Mike Kotowski, and Judy Morgan (representing owner Jim Devecentis)

Minutes of previous meeting were unavailable

Financial Report was accepted as presented. The cash balance including the Reserve account was \$138,320 (this includes a suspense account amt of \$14,213)

Manager's Report: Manager's report not available. Jim Prator is in the process of moving out of Unit 8D. Manager search is being pursued by Board.

- 1) Still have not received Termite Warranty on Bldg #11

New Business:

- A. Much discussion regarding the loss and replacement of the Resident Manager.
- B. Trees that are infested with beetles will need to be removed (between 19 & 20 and 6 & 7) Grady is getting quotes.
- C. Unit 2A still needs a resolution regarding the dryer vent
- D. Lowes card in Jim's name has been returned
- E. Board still needs a volunteer committee to work on architectural standards in order to maintain the continuity of design
- F. Board is seeking a solution to the timely issuance and acknowledgement of Rules, By-Laws, and other documents when new owners take possession of a unit

Old Business:

- A. Dog issue at Unit 12 is being addressed with B. Thrower (attny). Fines collected from owner have been deposited and held in a SUSPENSE acct.
- B. Board is on the lookout for an hourly worker to apply penefin protectorant to the fence panels
- C. Pool house still needs a few repairs
- D. Repairs to Driveway and parking areas still need to be addressed

Remaining items will be discussed at next meeting.

Meeting adjourned: 7:15 PM

Next Meeting Scheduled for Aug 10, 2017 , 6:00 P.M. Pool side at the complex.

Minutes prepared by : Peggy Puckett