

Country Club Villas Homeowners Association
Annual Owners' Meeting
January 10, 2018
San Juan Country Club

Call to Order: 7:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Don Carlson, Grady Griffith, Nancy Kester. Peggy Puckett/Bookkeeper, Efrain Oquita/Manager,

Owners: Mary & Gus Pappas Janis Stefl Kathleen Gross
 Shirley Beasley Dalene Meek
 Janette Griffith Charlene Davis

Outside Contractor: Ron Pryor

The meeting was called to order after which Witzemann asked everyone to introduce themselves and tell what unit(s) they owned.

Financials for 2017 were presented. JR Griffith made a motion they be accepted, Janis Stefl seconded the motion. Financials were accepted by unanimous vote.

Witzemann gave a brief review highlighting the 2017 Activities. In summary:

- A. New manager was hired
- B. Unit 8D was upgraded with new appliances, door, paint Approx \$8,000 spent
- C. Pressure reducing valve was replaced
- D. Bldg #4 water line and corp valve was replaced
- E. Flat roof replacement project is costing more than initially estimated. To date Bldgs 10, 11, 12, 15 and 16 have been completed. Bldg #6 is scheduled for Spring of 2018

NOTE: Witzemann reminded all that an annual maint must be done in an approved manner to protect the membrane and that cable dishes must be mounted in an approved manner.

- F. Outside roof repairs / inside leak repairs were very heavy and expensive in 2017
- G. Door and window trim project has slowed due to management transition (9 bldgs have been completed to date
- H. Pool/spa maintenance was expensive in 2017 due to management change and requirement of outside support
- I. Bldgs 2 & 11 were treated for termite infestation
- J. All Security lighting in common area was changed over to LED
- K. Board encourages use of website to stay informed
- L. Contact info for new manager was given to all in attendance

Comments from the floor included discussion regarding the importance of having all outside contractors check in with the manager when doing any work inside the complex.

Seals around the bottom of the garage doors need to be replace ... complex wide.

The 2018 Budget was review and accepted by the members present.

The floor was opened for nominations for the 2018 Board of Directors. Motion was made by P.Puckett to re-elect the following: Pete Witzemann, Grady Griffith, Nancy Kester. The following were nominated and elected by unanimous vote: Janis Stefl and Mary Pappas. Until a search is completed for a new President, Gary Graham will continue to act as interim President.

Meeting adjourned: 8:15 PM

Minutes prepared by : Peggy Puckett