

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
August 24, 2017
OFFICIAL MINUTES

The meeting was called to order at 6:50 PM by Mike McCarthy.

Directors Present: Mike McCarthy, Sharon Bell, Dennis Leon, and Linda Pyburn

Directors Absent: None

Directors Resigned: Bill Catron

Management Present: Beverley Jamason, LCAM

The Board reviewed the minutes from the July 27, 2017 Board of Directors Meeting.

MOTION: Dennis Leon made a motion seconded by Mike McCarthy to forego the reading of the minutes and approve the minutes from the July 27, 2017 Board of Directors Meeting. The motion carried 4 to 0.

Sharon Bell went over the Treasurer's Report and reviewed the July 31, 2017 Month End Financials.

The Board of Directors signed the signature cards for BB&T.

The Board of Directors signed the paperwork for the permits and the Notice of Commencement for the Fence replacement contract with Bulldog.

MOTION: Linda Pyburn made a motion seconded by Mike McCarthy to approve the July 31, 2017 Month End Financials. The motion carried 4 to 0.

Bill Catron resigned from the Board. The Board of Directors discussed the positions and agreed that they will remain the same.

MOTION: Linda Pyburn made a motion seconded by Mike McCarthy that the organization of the Board will be as follows:

President – Mike McCarthy

Vice President – Linda Pyburn

Treasurer – Sharon Bell

Secretary – Dennis Leon

The motion carried 4 to 0.

Mike McCarthy gave an update on the Resale and Rentals in the community.

MOTION: Sharon Bell made a motion that was not seconded to have management get a legal opinion from the attorney on what recourse the association may have in regards to illegal tenants. Dennis Leon abstained, Linda Pyburn voted against. The motion failed.

The Board discussed the painting project.

MOTION: Dennis made a motion seconded by Mike McCarthy to stop painting the fences the current color. The motion failed 2 to 2. Sharon Bell and Linda Pyburn voted against the stopping of the painting.

Dennis Leon discussed the associations responsibility in regards to the walls, roof and fences.

MOTION: Dennis Leon made a motion seconded by Linda Pyburn to have the attorney provide a legal opinion on how the docs states that the HOA is responsible for the walls, roofs and fences. Would doors and windows be considered "walls"? Would the second-floor dormer window be part of the roof? Is the window trim the associations or the owners responsibility? The motion carried 3 to 1. Mike McCarthy voted against.

Management was asked to contact Gardens Pest Control to provide an inventory of the rat boxes at the community and to check to see why there are no rat boxes at the quad by 11595 Winchester Drive.

Management was asked to create a job description for maintenance man duties and send it to the Board when completed.

The Board reviewed the Notice of the Special Assessment to be mailed to the community for a total amount of \$275 to be divided up by the 4 units of building 44.

There being no further business the meeting was adjourned at 9:01 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA