

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
November 30, 2017
OFFICIAL MINUTES

The meeting was called to order at 6:45 PM by Mike McCarthy.

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

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the October 26, 2017 Board of Directors Meeting.

MOTION: Mike McCarthy made a motion seconded by Linda Pyburn to forego the reading of the minutes and approve the minutes from the October 26, 2017 Board of Directors Meeting. The motion carried 4 to 0.

Sharon Bell reviewed the financials and is concerned because some of the accounts are over the FDIC limits. Management presented rates from different banks and was able to find a bank with decent returns from US Century Bank. The Board agreed that an account should be opened and transfer some money into those accounts. Management will need information from the Board that they will send over.

An owner has fallen behind on their payments and requesting a payment plan. The Association will allow 90 days for the owner to catch up on their payments.

Mike McCarthy gave an update on the properties that have sold or are on the market in the community.

We are still waiting on scheduling with the plant/tree trimming/removals, the fence replacements, and the completion of the painting of the fences.

Management is in the process of putting in a claim for the fallen fence from the storm to the insurance carrier.

Sharon Bell reviewed a letter that stated the association had unclaimed property. The Board agreed that she should look further into it.

The Board reviewed the proposed 2018 Budget. After discussion and all of the pending projects that are coming up such as the painting, roofs, rotten wood, etc. The Board agreed that it would be beneficial to increase the 2018 Budget to \$325.

MOTION: Sharon Bell made a motion seconded by Mike McCarthy to approve the 2018 Budget at \$325.00 per month. The motion carried 4-0.

Management will work on drafting a newsletter to provide to the Board to update residents on what is going on with the community.

There being no further business the meeting was adjourned at 8:53 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA