

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
June 22, 2017
OFFICIAL MINUTES

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

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

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the May 25, 2017 Board of Directors Meeting.

MOTION: Bill Catron made a motion seconded by Linda Pyburn to forego the reading of the minutes and approve the minutes from the May 25, 2017 Board of Directors Meeting. The motion carried 5 to 0.

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

MOTION: Bill Catron made a motion seconded by Dennis Leon to approve the May 31, 2017 Month End Financials. The motion carried 5 to 0.

The Board of Directors reviewed the newsletter draft for the community and made some changes. Management will get the newsletter out to the community.

MOTION: Dennis Leon made a motion seconded by Sharon Bell to create a community logo contest for the next newsletter in August. The motion carried 5-0.

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

Sharon Bell and Dennis Leon gave an update on the landscaping in the community.

The Board reviewed the Architectural Applications that were on the table.

Management drafted a letter to go out to the owners of buildings 10 and 11 to advise them that the roof replacement is on schedule.

The Board of Directors discussed the paint colors for the community and are suggesting that the trim and doors will be painted Sherwin-Williams color 6421 called Celery.

MOTION: Linda Pyburn made a motion seconded by Bill Catron to notify the residents in the August newsletter that painting is being discussed to begin about October owners must replace the rotten wood trim and doors so that they can be painted at the same time. The motion carried 5 – 0

Bill Catron presented the Board the loan information from all of the banks. BB&T was offering the association a loan in the amount of \$225,000 that fit all of the association's needs.

MOTION: Bill Catron made a motion seconded by Mike McCarthy to approve the loan for \$225,000 which will be then be paid out of the current Fence Reserve Line that the association collects each month. The term of the loan is for 60 months at a rate of 4.25% with no early repayment penalty. The motion carried 5-0.

The Board will begin to schedule what fences need to be replaced and painted so that plant can be cleared.

The Board reviewed the proposals for the fence replacement and painting.

MOTION: Bill Catron made a motion seconded by Mike McCarthy to approve the Bulldog Fence contract and that the Munyon Painting Contract. The motion carried 5-0.

The Parking Committee presented updated rules for parking Winchester Courts. The updated rules will be placed on the website, emailed out to the Bulk Email list and will be noticed in the newsletter.

MOTION: Mike McCarthy made a motion seconded by Bill Catron to approve the amended rules and regulations for parking. The motion carried 5 – 0.

The Board reviewed the hurricane preparation and cleanup proposal from Brightview and decided not to sign the contract.

The board discussed the work that is needed to be done on the shed.

MOTION: Bill Catron made a motion seconded by Sharon Bell to use the reserve interest line item #3125 to pay out the \$6500 for the work on the shed. Motion carried 5 – 0

There being no further business the meeting was adjourned at 9:00 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA