

Town Oaks Homeowner's Association, Inc.

July 11, 2018 6:30 pm

Board of Directors

Board Meeting Minutes

APPROVED

A. Call to Order:

The meeting was called to order at 6:30 pm by Board President, Terry Jonethis. Directors Present: Alison Stanavitch, Chet Miller, Jannet Preti, Curtis Cook, Sara Cassidy, JB Bereda Management: Courtney Hagins LCAM

B. Reading Of Previous Minutes Or Motion To Approve:

The minutes of the May 9, 2018 were reviewed. Janet addressed the minutes should reflect that it was approved to transfer monies for the pump repair out of reserves and into maintenance for the one-time (not monthly or regular) repair and not budgeted for. A motion was made by Sara and seconded Jannet to accept the minutes with exception of amending the financial report.

C. Financial Report:

The Board reviewed the May 2018 report. It was noted that the \$3,500.00 from reserves for the entrance well replacement will be moved back to maintenance. A motion was made by Alison and seconded by Chet to accept the report as amended. Motion approved.

D. President's Report

Terry expressed appreciation to Joanie Jenkins for putting positive messages on the sign for the community.

E. Manager's Report

Pursuant to previous discussion regard to landscaping, two proposals bids were reviewed. Decisions were tabled.

F. Committee Report

JB announced her decision to leave the ALC Committee. Prior to ending her report, JB talked about being confused when it comes to the role of the ALC committee and the unilateral decisions that were made, for example, damages to the front entrance sign.

The decision to move forward with repairs to the entrance sign discussed. It was determined that it was necessary get the repairs done as quickly as possible. The entrance sign is a focal point for the neighborhood. The sign was in a state of disrepair and needed immediate attention. The Board President and Property Manager communicated prior to moving ahead. It was agreed that there is lack of availability of licensed contractors for small jobs. The sign repairs were made in short period of time. Owners had positive comments about the sign.

G. New and Unfinished Business: There was not new or unfinished discussed.

H. Next Meeting Date: August 8, 2018

I. Motion to Adjourn: 8:30 PM