

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
November 27, 2018
OFFICIAL MINUTES

APPROVED

The meeting was called to order at 6:49 PM by Mike McCarthy.

Directors Present: Mike McCarthy, Linda Pyburn, Sharon Bell and Peggy Kroll

Directors Absent: None

Management Present: Laura Carlisle, LCAM

Laura Carlisle announced that owners will be able to discuss items for 5 minutes per person.

Members were present to discuss the current projects that the Board has been working on. Topics of discussion were:

Maintenance of the property, Landscaping, Painting, Concrete work/parking lots, Pressure cleaning, Irrigation

Fina Musso asked to be appointed to the Board.

MOTION: Mike McCarthy made a motion to appoint Fina Musso to the Board. There was no second to the motion. Motion failed.

Linda Pyburn left the meeting.

Laura Carlisle asked the Board to review the minutes. The Board tabled the minutes to the next meeting.

The Board reviewed the delinquency list.

The Board discussed drafting a newsletter to the community.

The Board discussed owners making modifications to the exterior of the building and landscaping without seeking ARB approval prior to the work being done. These adjustments can cause additional costs to the owner and the Association to repair or remove the modifications. Management will discuss with the attorney and come up with a plan.

Campany provided a roof report to the Board for review.

MOTION: Sharon Bell made a motion, seconded by Mike McCarthy to transfer \$100,000 from the First Citizens Reserve to the BB&T Reserve to pay for the fence. The motion carried 3-0.

Sharon Bell discussed the insurance renewal with the Board.

The Board reviewed the \$425.00 repair to the water line at building #34. The notice of a special assessment was sent out to the membership for Building #34 to pay for the repair.

MOTION: Sharon Bell made a motion seconded by Mike McCarthy to approve the Special Assessment of \$425 to be paid and shared by the 4 units at Building #34. The motion carried 3-0.

There being no further business the meeting was adjourned at 10:02 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA, Inc.