

**Channing Villas Homeowner Association
March 25, 2019 Minutes**

Roll Call/quorum - A quorum was established. Bea Davis, Anne McGuinness, Lee Elizer, Deb Pace and Kathleen Wickles were present.

Call to Order - Kathleen Wickles called the meeting to order at 6:00 PM

Proof of Notice - Mtg was properly notice, via Notice Sign placed at entrance more than 48 hours prior to meeting.

3. Management Proposals - Board Q & A with:

6:00 pm Sea Breeze Community Management Service - Beverley Jamason was present to answer questions from the Board regarding their Management Proposal.

Each Board Member had two (2) five minute Q & A with Ms. Jamason. A variety of questions were asked. Ms. Jamason was asked if her company could handle a start date of April 1, 2019, as opposed to May 1, 2019 - due to JDM's breach of contract. She assured the Board had the staff and ability to do so, even if it meant working weekend.

A total of 2 members attended, E. Naulty and W. Naulty were asked if they had any questions for Ms. Jamason. They did not.

Ms. Jamason left at 6:30 pm.

7:20 pm* - Tallfield Management Company - Dale Robert Manson was present to answer questions from the Board regarding their Management Proposal. (*Mr.Mason was asked to come at 7:00 pm.)

Each Board Member had two (2) five minute Q & A with Mr. Mason. A variety of questions were asked. Mr. Mason was asked if his company could handle a start date of April 1, 2019, as opposed to May 1, 2019 - due to JDM's breach of contract. He stated his company did not have the staff to accommodate an April 1, 2019 start date.

He was asked to provide the following information, first thing Tuesday morning. Proof of insurance (as a check of the insurance information he provided indicated that insurance had lapsed.) He was also asked to send a copy of the proposed contract.

One member was still present, W. Naulty were asked if he had any questions for Mr.Mason. He did not.

Mr. Mason left at 8:15 pm.

Following a discussion of the two companies, via a unanimous voice vote, the Board decide to postpone a final decision, until no later than 5:00 pm, Tuesday, 3/26/2019. To allow for review of Tallfield's contract and insurance information. In addition, the Board agreed that each Director would, individually, notify Kathleen Wickles, in person, by phone or email of their decision.

Mr. Mason sent the requested information at 11:45pm. This Information was distributed to the Board, via email or in person.

5:02 pm, 3/26/2019 - A majority of the Board chose Sea Breeze Community Management.

JDM breach of contract:

The breach of contract was discussed; contract ending April 8, 2019, as opposed to April 30. A motion was made by Lee Elizer and seconded by Bea Davin - not to pursue legal action. The Board voted unanimously to accept the motion.

5. VOW Violation Update - Kathleen Wickles

Work to resolve this issue with the VOW is on-going. Tree selection, size and location are all issues to be resolved, due to VOW's regulation, limited planting area and overhead and underground utilities wires. It was clarified that the Board had approved Kathleen to handle contract approval as well as foliage/tree selection at the March Board meeting.

6. Adjournment - the meeting was adjourned at 8:45pm, by Kathleen Wickles