

**MARGARET'S WALK
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 19, 2010 immediately following the Annual Meeting scheduled for 6pm
FLEMING ISLAND PLANTATION AMENITY CENTER
2300 Town Center Blvd.**

Initially, the Annual Membership & Election Meeting was scheduled to be held on April 19, 2010 at 6pm. The meeting was opened to obtain quorum to hold an Annual Election meeting. Quorum was not established; an open forum was held and the meeting was recessed at 6:17pm until May 13, 2010 at 6pm.

I. CALL TO ORDER AND CERTIFY A QUORUM

Ms. Joyce called the meeting to order at 6:18 p.m.

Present:

Danny Kane, **President**

Bill Korn, **Vice President**

Don Christofoli, **Treasurer**

Keith Johnson, **Director**

Gwen Joyce, **Community Association Manager, Severn Trent Services**

Several Residents

Attendance was taken and a quorum was established.

II. PROOF OF NOTICE OF THE MEETING

Notice of the meeting was mailed to the community with the Annual Meeting notice and posted more than 48 hours in advance on the website and community message board.

III. APPROVAL OF MINUTES

Minutes were unavailable and will be approved at the next board meeting.

IV. MANAGER'S REPORT

A. Financials

Ms. Joyce emailed a copy of the financials to the BOD along with the reserves omitted from the January financials. She highlighted the following:

For the Month of March 2010

Total Income: \$5,379.58
Total Expenses: \$5,339.65
Net Income: \$ 39.93

Year to Date March 31, 2010

Total Income: \$37,598.53
Total Expenses: \$35,777.86
Net Income: \$ 1,820.67

B. Delinquencies

There are 13 delinquent accounts totaling \$7,255.71

C. The preliminary draft audit for 2009 is ready for approval so it can be finalized by the CPA.

A motion was made by Bill Korn, seconded by Danny Kane to approve the 2009 preliminary draft audit; with all in favor, the motion carried.

- **For Consideration**

Gwen informed the board that the MWHOA is currently being charged \$111.00 total monthly services (not including taxes and fees) for the phone. ATT is offering a savings of approximately \$30.00 a month if MWHOA agrees to sign a 36 month contract agreement.

There was discussion about what the phone lines were used for and some of the suggestions were the security camera, gate keypad and gate control. Mr. Johnson asked Gwen to find out how many phone lines they have and what they are used for.

Mr. Korn motioned to approve, but pulled the motion off the table until further research is done.

Reserve Study

Gwen said Dreux Isaac and Associates has scheduled the Reserve Study for April 29, 2010

Gate Matters

Gwen informed the board that per board decision, Commercial Security Systems is fabricating a new entrance gate leaf because someone crashed through the original one. The gate post has been leaning for some time so CSS will also straighten it. CSS was seen rigging cables to the post in order to straighten it so there is a question about whether it was straightened or remounted.

The homeowner responsible for crashing through the entrance gate came forward and is in the process of contacting their insurance company to pay for the damages.

The board was in agreement that since the entrance gate is being replaced and will have powder coating then the exit gate leaf should probably be powder coated as well. A resident recommended a company called Powder Tech Plus to repaint the exit gate leaf.

The board directed Gwen to obtain quotes from CSS and Powder Tech Plus for powder coating the other gate leaf.

Entrance Lights

Marco Electric was called to check the cluster of lights on the entrance island which were not functioning. There was discussion about how the gate being offline may be a contributing factor to the lights not working. Gwen will contact Marco to check the lights.

Landscaping

Gwen reported Austin Outdoor treated and replaced sod which died from chinch bugs and is located on the island at the gate. The Association was not charged for the sod replacement.

Reserve Study

Dreux Isaac & Associates has scheduled the reserve study to begin in late April of 2010. In the meantime, ST will gather the necessary information for the study so it is available when Dreux Isaac requests it. It was advisable to have the study completed by the end of July so it can be compiled before the next budget year.

V. NEW BUSINESS

- **The board decided to hire Gary Franco to hang the pedestrian gate signs.**
- **Mr. Michael Brady, a resident, has volunteered to sit on the board. It will be made official at a later date.**

VI. NEXT BOARD MEETING

The next BOD meeting is scheduled for May 13, 2010 immediately following the reconvened Annual Meeting and Election. A notice will be mailed to the community with the reconvene notice and posted on the website.

VII. ADJOURNMENT

A motion was made by Danny Kane seconded by Keith Johnson to adjourn the meeting at 7:05 P.M.; with all in favor, the motion carried. The meeting immediately reconvened for the ARB to give their report.

VIII. COMMITTEES

a. Architectural Review Board – Mary Kane

ARB Approvals:

- Lot 76 – *re-sod front yard, side walk pavers and rocks in front gardens*; Approved April 1, 2010
- Lot 137- *Pergola Wrap*; Approved March 1, 2010 but no work has been done. ST is to send a letter to the owner stating the \$1000 fine is still in place and they are on the agenda for the next REC meeting due to no work being started.
- Lot 138 – *Tree replacement plan* – Pending – the owner contacted ST and said they would not replace the tree because the tree fell on its own. The ARB remarked the arborist stated in a letter that the tree was alive and healthy. The Board directed ST to send a letter.
- Lot 145/146 – *2 sheds & a dumpster* – The owner’s submission was disapproved and is on the agenda to go before the board for appeal.

IX. ADJOURNMENT

With there being no further business to come before the Board;

A motion was made by Keith Johnson seconded by Danny Kane to adjourn the meeting at 7:20 P.M.; with all in favor, the motion carried.

Gwen Joyce, LCAM
Severn Trent Property Management
For Margaret's Walk HOA