

Board Meeting Minutes

Monday, January 18, 2016 6:00 PM at Maria's Montessori School

Attendees:

President: Jan Bouten

Board: Christina Guibao (Board Chair), Megan Dress, Billy Bond, Karl Friedrich, Bill Graves, Nicole Storey and Melanie DiLiello

Homeowners: Valerie Hall, Laura Bresee, Christy Riggs, Veronica Ploucha, Mark Ploucha, Leslie Hamlett, Paul Herron, Craig Cardwell, and Russell Carter

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump

Christina Guibao called the meeting Called to Order at 6:10pm.

Karl makes a Motion to approve the November 16, 2015 minutes as written. Megan Seconded. No one objected and the Motion passes unanimously.

Homeowners Questions and Comments:

- Laura Breese mentions and volunteers to head the community garage sale.
- Speed bumps are discussed.
- Megan dress addresses the high fence issues on behalf of Vicki Clark and Amy and Tom Brayben.
 - It is noted to speak to the attorney about the fence issues.

GreenScape Q & A

- Rose Zickefoose reiterates that she will be available for Thursday district walkabouts from 2-5PM.
- It is noted that mulching will begin in February and to ask residents if they do not see it done, to please contact Management.

Ratification of River Hall expansion

- Billy moves to ratify the electronic vote via Trello for the River Hall expansion. Bill seconded. No one opposed and the motion passes unanimously.

Reports

- Commercial District: Karl is working with Kathy Kelley (K Design) and Tony Bologna (Bologna Consultants, LLC) to update the Commercial District signage.
- Arbors Apartments: The pole lights around the Arbor's office and FLICC have been repaired and the lighting on the building will be repaired this week.
- Finance Committee: There is currently \$96,000 in the operating account and \$442,000 in reserves. The reserve account 2 is being transferred from Suntrust to a local bank.
- Landscaping: Management is working on quotes for the river bank clean up as well as a tree maintenance plan. Mulching will begin in February and Hot Spots will start back in the early spring.

Management Company Report & Action Point Review

- Receivables: At the end of December, there is roughly \$26,000 in association dues over 90 days. Management recommends liens be placed on A, B, E and F from the management report and will follow up with the attorney, David Kustoff.
- The 2015 special assessment made tracking past due amounts difficult, but this should be corrected for the 2016 year. It is noted by Bill that these assessments were to be kept separate from the quarterly dues.
- See Old and New Business

Old Business

- 2015 Projects:
 - Ponds: Taylor's Pond has been raised 6 inches and seems to be stable. Chris Todd with Envirogreen looked at Cricket Song pond and recommends Joel Parker with Kersey Wike Associates as a possible designer for erosion control. Envirogreen would like to bid once specifications are submitted.
 - Erosion: Rip rap delivery has been delayed due to high river levels and once waters recede Management will identify a delivery and installation date.
 - Brickwork at entrances and paver repairs: Work has been completed by Whitney-Anderson Group with the exception of sealer which will be applied the week of January 18th. Management has inspected and is satisfied with the work.
 - Reserve Study: The final version of the reserve study has been received and is uploaded to Trello.
 - GreenScape Performance: Management has discussed performance issues with GreenScape, but has noticed improvement and is currently satisfied with performance.
- Other Issues
 - Gravel Path Restoration: BHS Concrete completed this project and the check has been released. They will send out a crew for touch ups once the water recedes.
 - Water Pumping from the Harbor: The Corps of Engineers is finalizing paperwork and once it is received, Management will send a water sample to be tested for basic fish pond levels.
 - Concrete Walkway on Harbor Village: Management recommends Wagner Construction.
 - Bill makes a Motion to have the concrete walkway on Harbor Village repaired with a broom finish by Wagner Construction for \$7,500. Megan seconded. No one opposed and the Motion passes unanimously.
 - Traffic Control: Pollan Paving will provide two speed bumps for \$750 and management recommends that they be placed on Harbor Edge Dr. Management also recommends placing stop signs on Harbor Bend at Harbor Town Sq. Kimley Horn Engineering will provide a observation and reporting of the Commercial District for around \$1,000. It is noted that there are other issues around the community with regards to speeding.
 - Management was authorized to order and install 4 stop signs. Two will be installed on Harbor Bend Rd. at Harbor Town Square and two will be installed on Harbor Village Dr. at Harbor Bend Rd.
 - Megan makes a Motion to complete a traffic study for the Commercial District not to exceed \$2,000. Nicole seconded. No one opposed and the Motion passes unanimously.
 - Duck Signs: Management has ordered new signs for all three bridges. These should arrive the week of January 18th.
- Events
 - STOP Event for MPD: It is discussed to have this event during spring break in March. Management will put the information in the Weekly Update and will ask for volunteers. It is noted that, weather permitting, the event can be held near Ben's Park.

New Business

- Design Review Process: The Board decided to tighten up the process around Equity Resolution 9 to ensure greater consistency and oversight going forward.
- Resident Survey Results: The results have been posted on Trello. It is asked that Management look into making these results public. They will also compile a comparison to the previous survey results.
- Flood 2016: Once flood waters have receded, Management will have GreenScape or a similar contractor come in to clean the areas with debris. GreenScape will charge roughly \$35/man/hour.
- Asphalt: Management is awaiting hard bids from Pollan Paving, Hollingsworth Paving and APAC. These bids are due January 21, 2015 at 3:00 PM.

- Resident Information Updates: Management has received around 225 completed forms. Hard copies will be delivered to homes that have not completed the update.
- Pond Treatment: Management is exploring alternatives to our current vendor for monthly pond algae and plant control, due to inconsistent performance.

Calendar Review

- A 2016 Calendar is attached to the full Board package.

Meeting was adjourned at 7:57 PM with the board going into an executive session.