

**Harbor Town Community Association  
Board Meeting Minutes**

Monday, February 20, 2017 6:00 PM at The Maria Montessori School

**Attendees:**

President: Jan Bouten

Board: Megan Dress (Chair), Bill Graves, Karl Friedrich, Alicia Lankford, Billy Bond, and Melinda Wilson

Homeowners: Phil Pirani, Jane Pirani, Dennis Abernathy, Thomas Martin, Alexander Snowden and Holly Snowden

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump and Susie Graves

Megan Dress calls the Board Meeting to order at 6:00pm.

It is noted that the January 16, 2017 Board Meeting Minutes were approved online by the Board of Trustees.

**Homeowners Questions and Comments:**

- Management brings up the concern of mosquitoes on behalf of John McKissack.
- Alexander Snowden discussed the paving of Island Drive.

**Reports**

- Commercial District: No business to report.
- Arbors Apartments: No business to report.
- Finance Committee: No representative.
- Landscape Committee: Jodi reports that the committee is waiting on bids.
  - They request that funds be set aside for painting of garbage cans and that the trash can at Christmas Tree Park be relocated.
  - The Committee has requested that the light pole globes be cleaned.

**Management Company Report & Action Point Review with BOT**

- Collections: There is currently \$14,477.11 in uncollected dues and fees. The amount in litigation totals \$6,354.51. The attorney is looking into the bankruptcy on file, as they are not current on post-bankruptcy dues. Lawsuits and liens have been and will continue to be filed as needed.
- Old Business
  - Major Projects per 2016 Budget:
    - Cricket Song Pond: Management has a meeting with the engineers, Dennis, and the dirt contractors on Wednesday, 2/22.
    - Asphalt Project: Management has received pricing from C.R. Pollan and recommends proceeding with them.
      - It is noted to look into the ownership of Harbor Village Drive before proceeding.
  - Other Issues
    - Irrigation Contract: Hollandsworth, Healthy Lawn, and Naturally Green irrigation bids are attached to the Board package. Management received an additional bid from Agriscapes that was \$6,600 per year with \$75/hr for repair. Management recommends going with Healthy Lawn Irrigation.
      - Bill makes a Motion to switch to Healthy Lawn Irrigation contingent on an agreed upon contract and mapping of the property. Billy seconds. No one opposes and the Motion passes unanimously.

- 2017 Survey: Harbor Town's net promoter score is 68.91. The range of scoring is from -100 to 100. Anything positive is considered good and anything over 50 is excellent.
- Events
  - Easter Egg Hunt: Elizabeth Low has agreed to assist in event planning again this year. Eggs and hiders will be solicited in March.
  - Harbor Town Crawfish Festival: Tommy requests approval for the event and blocking of the street on April 15, 2017.
    - The Board approves this event contingent on appropriate cleaning of the area post event.
- New Business
  - Vendor List: It is noted to check with the attorney on whether distributing this list is a liability to the Association.
  - Light Pole Globes: MLGW is looking into replacing the light pole globes as they are oxidized and cannot be cleaned.
  - Tree Work: Management and the Landscape Committee are in the process of meeting with arborists from Red's, Woodland, and Naturally Green.
  - Pond Levels: The levels are stable for now.
  - Playground Surface Material: The appropriate depth of material has been installed.
  - Playground Inspections: It is decided that Management and the Board will not be inspecting the playgrounds. Management will look into how many inspections are needed yearly per insurance and will hire certified playground inspector for inspections.
  - Gravel Paths: The paths will near Skating, Mallard, and Purple Martin Ponds will be repaired for \$6,188 by Pugh's.

#### **Calendar Review**

- A tentative full 2017 calendar has been provided and updated with any holiday waste pick-up changes.

Meeting was adjourned at 7:00 p.m. with the Board going into an executive session.