

The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

February 22, 2016

APPROVED

Links Clubhouse

Call to order/Roll Call/Determination of Quorum

Diane called the meeting to order at 6:00 pm and a quorum was established with Diane McAlhany, Ron Bunker, Tom Hamilton, Ellen Snyder, Brad Bailey, Vicki Cotto, Joyce West, Jana Reid, and Elaine Heinrich attending.

Also present were Stan Carrier and Betty Muller, who took the minutes for Kathy Houchins, CAM Manager.

Proof of Notice

Notice was evidenced by mailing to the owners.

Reading of Minutes

Diane read the minutes of the prior meeting.

Motion was made by Ron with a 2nd by Tom to approve the January 11, 2015 Minutes as presented. Motion passed unanimously.

Reports of Officers

Presidents Report – None given

Treasurer's Report – Ron reported that the Links reserves fund was placed in a CD for 13 months.

Committee Reports- Brad raised a concern about the current landscaping contractor. This contractor charges a higher fee than the previous landscaping contractor and does not perform as well. It was agreed that the higher price of the current landscaping contractor did not result in a better job.

Manager and Maintenance Reports

Diane read the Manager's Report and Operations Overview. Unit 116 water damage has been repaired but still has issue with replacing frame and door. We are working with the owner to get corrected.

The owner of unit 137 who is liable for the water damage in unit 136 has refused to do further repairs. Management has recommended sending the file to the Association attorney to advise the owner of 137 to perform mold remediation on the bathroom floor.

Motion was made by Ron and seconded by Tom to send file to the attorney. The motion was passed by the Board.

A/C noise issue: Owner Jana Reid complained that the noise issue has not been resolved. Both Performance A/C and Liberty A/C have inspected the A/C units in 173/174 and run diagnostic tests. The Board suggested Kathy call the owner of 174 and insist that they fix the A/C unit.

Reddish & White should have the audit completed by the March meeting.

The real estate sales update was discussed. Brad questioned why owners paid for the garages but did not get a deed. This situation was explained by the Board.

Todd Markham, who has been cleaning out the gutters, has increased his price from \$2,300 to \$2,900.

JFJ has pressure washed the sidewalks in the past and the Board was asked whether to obtain other bids or have JFJ continue to do the job.

Motion was made by Tom and seconded by Ellen to keep JFJ pressure washing. The motion was passed by the Board.

Additional unit numbers will be needed. A quote of \$854.57 for 139 PVC numbers was received.

Motion was made by Ron and seconded by Tom to purchase new unit numbers. The motion was passed by the Board.

Two proposals were received for the necessary sidewalk repairs. Spears proposal was priced at \$2,330. and SnG Concrete's price was \$2,900. Stan commented that Spear's work was of better quality due to better tools.

Motion was made by Ron and seconded by Ellen to hire Spears to repair the concrete sidewalks. Motion was passed by the Board.

Stan explained the roof shingle mildew and water infiltration on beams issue. Both Atlas Company and Perry Roofing have inspected the roof. Perry Roofing has agreed to pay for repairs and Stan has a letter stating this agreement. He is waiting on a report from Perry Roofing that will include the rest of the damage.

Work began on pool deck on February 22nd.

Pictures demonstrating wood that needs replacing were pointed out by Stan. The original budget for this work was \$15,000.

Motion was made by Tom and seconded by Ellen to approve the wood replacement and to increase the budget to \$20,000. The motion was passed by the Board.

Old Business

Diane, Ron, and John are going over the by-laws and have been given to the attorney.

Garages will be discussed at a later time. Attorney will advise.

New Business

Reddish & White should have the audit completed by the March meeting.

Next Meeting – Regular Board meeting to be held March 28, 2016 at 6:00pm

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned at 7:00 pm

Respectfully submitted by

Kathy Houchins, CAM

MINUTES APPROVED – March 28, 2016

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TASK LIST