

The Links at Haile Plantation Condominium Association, Inc.

Board of Directors Meeting

October 23, 2017

Approved

Links Clubhouse

Call to order/Roll Call/Determination of Quorum

Diane called the Board of Directors meeting to order at 6:00 pm and a quorum was established with Board members Diane McAlhany, Ron Bunker, John Crowley via speaker phone, Tom Hamilton and Ellen Snyder attending. Also, present Tom Eaton and Stan Carrier.

Proof of Notice

Notice was confirmed by signage posted at the Links Clubhouse office on Friday, October 20, 2017.

Reading of Minutes

Motion was made by Ron with a 2nd by Ellen to approve the minutes of the previous Board meeting as presented. Motion passed unanimously.

Ron Griffith, from Behr Paint discussed Behr's painting specification for the painting of the associations building. Ron said the building would be inspected before the painting started. Each building will need to be pressure washed and inspected by Ron, before the next phase of the specification is started. Ron also mentioned the buildings did not need to be pressure washed every year but recommended every 2 years. Ron will provide the association with the names of 3 reputable paint companies Behr works with and provide the paint companies with the specifications for the Links. It was suggested the association purchase the paint instead of the painting company. The Marquee paint comes with a 10-year warranty.

Reports of Officers:

President's Report – None at this time

Treasurer's Report – Ron reported that the association finances are in good shape.

Committee Reports

Landscape Committee – No report.

Compliance Committee – Letters continue to be sent to unit owners who have not provided keys to their units or owners who have not complied with the hot water heater request. Diane suggested establishing a fining committee.

Manager and Maintenance Reports

Manager Report – Letters, keys and hot water tanks.

Maintenance Report– Stan discussed the ongoing squirrel problem as well as the other items in his report.

Old Business-None

We have not received the report from Jim Olson, from Geohazards. The pool leak is back. The leak detection company will be called.

New Business- Presentation from Ron Griffith
Review of proposed 2018 Budget.

Ron reviewed the 2018 proposed budget for the Links. It was recommended to reduce the Maintenance Supply category from \$4,000.00 to \$3,000.00. Irrigation line item from \$4,000.00 to \$3,000.00. Mulch from \$2,310.00 to \$4,500.00. Pressure washing from \$28,000.00 to \$15,000.00. Dryer vent cleaning and a/c drain cleanout would be alternated. Maintenance not budgeted for and General maintenance will be combined into one-line item "General Maintenance" for \$25,000.00. The proposed budget will be emailed to those unit owners whose email we have, and the other owners will be mailed the proposed budget.

Diane asked the board to vote on accepting the written specification from Behr Paint. Moved by Ron, seconded by Tom and carried 5-0.

Next Meeting- November 27, 2017.

With no further business to come before the board, the meeting was adjourned