

Cumberland Circle Community Association, Inc.  
Board Meeting  
February 24, 2022  
6:30PM via Zoom

Call to Order

The meeting was called to order at 6:31 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present in person were Joanne LaFramenta, Billie Groff, Marti Thorndike, Rick Mulligan, Joe Gleason, Danny Lutz, Lorelee Hutchinson & Victor Martinelli.

Absent: Mimi Carr

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Homeowners Present: None

Consideration of Minutes: The Board Organizational minutes of January 10, 2022, were presented to the Board for review. Joanne noted that after this meeting, it was decided that Victor Martinelli would take the Treasurer seat and Marti Thorndike would be a Director as Chairman for the revitalization. Victor Martinelli made a MOTION to approve the January 10, 2022, meeting minutes and change of officers. It was seconded by Billie Groff and approved unanimously.

Reports of Officers:

- Joanne LaFramenta, President - Joanne stated she had a report, but since there was a lot of business to cover, she would save her report for the end of the meeting if there was time (attached to these minutes).
- Billie Groff, Vice President - None
- Mimi Carr, Secretary - None
- Victor Martinelli, Treasurer - Victor briefed the Board and those in attendance on his financial report (attached to these minutes).

Standing Committee Reports:

- Landscape - Rick Mulligan reported that most landscape requests had been taken care of. None have been received from the GAM portal; Rick also stated that he is currently working with the lawn vendor on edging throughout the community as well as pruning of all crepe myrtles. (Full report attached to these minutes).
- Buildings: -
  - Roofing of 1615 - the invoice for the repair has been received as well as 1642.
  - Confirmation of repair of the gutter guard at 1627.
  - Permit for the roof replacement at 1604 is awaiting approval from the County.
- Recreation - Lorelee Hutchinson:
  - Lorelee reported that a new pool company has been hired as Ken (prior pool vendor) retired. Fortunately, the new pool tech is one that worked alongside Ken, so he is familiar with the pool and agreed to continue service for \$550/month.
  - 6 new lounge chair have been purchased and placed at the pool.
  - Lorelee suggested a sign for the Residents at the pool gate to remind them to ensure the locks are secure when they exit the pool area. As a reminder, it is the same code for each lock. Note: Set the numbers then push in slightly before attempting to open.
  - 3 companies have been submitted proposals for cameras to be added at the pool area. Board discussed the proposals and Lorelee noted that Security Pro was the best presented proposal received as

it was the most thorough and reasonably priced. After discussion, Loralee made a MOTION to approve the proposal submitted by Security Pro for \$1,195.00; it was seconded by Billie Groff and the MOTION carried unanimously.

- Lastly, Loralee reported that she is working with GRU to have the security light in the pool area repaired. The Board is hopeful that once this is repaired, the light and cameras will deter some of the activity at the pool concerning trespassers.

#### Management Report – Samantha Jackson, LCAM

- CAM reported that 2 folders have been received from Perry Roofing with the certificate of completion, shingle warranty information & permit for the roofs at 1635-1637 & 1648-1660. These will be sent to the Board as they are received.
- Accounting/ Late policy: Board confirmed with CAM that there is a late policy that was adopted at a prior meeting they will share with management office, but late fees should be waived for 1<sup>st</sup> quarter as Members are getting setup with payments and becoming familiar with the system.
- CAM also reported many Owners have successfully caught up their accounts the past few weeks
- and she is working with Joanne on getting as many Electronic Waivers as possible to save mailing costs, etc. as well as obtaining everyone's contact information.

#### Old business

- Paving: Rick reported that phase one is completed, next phase is the sealing.
- Roofs: Board discussed schedule for roofs for 2022. Board still working on getting bids for the remaining 2 roofs.
- Dog poop – Joanne reported that she is going to put up the signs about picking up after pets again as it is a county health hazard and continues to be a problem.

#### New business

- ARC requests: Plans: 1631 submitted a request to the Board for a window installation to the master bedroom. CAM stated that since it requires a permit, the Owner will likely need the proof of approval from the HOA when requesting the permit from the County. CAM will send Joanne a standard ARC form to be filled out by the Owner to be signed by the Board for the Owners' & Associations' records.

#### Adjournment

There were a few items left on the agenda for discussion; however, at this time, the meeting was exceeding the 90 minutes permitted by ZOOM. The Board tabled further discussion for the next meeting. The meeting was adjourned at 7:52 PM.

The next Board Meeting is scheduled for March 24, 2022.

*Respectfully submitted by Samantha Jackson, Guardian Association Management*