

BOARD MEETING MINUTES

February 25, 2021

The meeting was called to order at 7:00 pm by Board President John Black.

Board members present: John Black, Tyra Spigner, Aaron Wallace and Bruce Jordan.
Board member(s) absent: Jeremy McMullen.

The minutes of January 27, 2021 were presented for approval. Bruce Jordan moved to approve the minutes as submitted and Tyra Spigner seconded the motion and the motion passed unanimously.

The Financial Reports were presented.

As Property Manager, John reported the following:

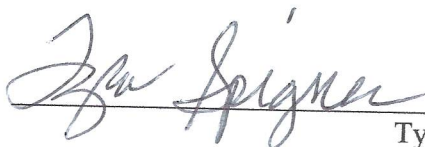
- The siding repairs are progressing, a lot of damage has been discovered which has slowed the process but the repairs are being completed accordingly.
- Recovery of the previously disbursed funds to the previous contractor are still in process.
- No court dates as of yet regarding litigation against the individual board members by Ms. Johnston.
- Unit 2018 still remains noncompliant.
- Unit 2024 violation seems to be taken care of.
- Road repairs are seriously becoming a safety issue and must be addressed.
- Unit 2010 has agreed to make a substantial payment on past due regimes in order for needed repairs to be completed.
- Some of the security cameras around the clubhouse need to be replaced.

The necessary repairs on Unit 2010 was discussed. Following some discussion, Bruce Jordan moved to approve the agreement with the homeowner of Unit 2010 to waive all late fees per the agreement made regarding repairs and damages to the unit as well as deduct the costs associated with the flooring damage repairs from the remaining balance due. Aaron Wallace seconded the motion and the motion passed unanimously.

Some of the security cameras around the clubhouse are no longer functional. Following some discussion, Aaron Wallace moved to authorize the purchase of replacement security cameras for the Clubhouse in addition to the purchase of replacement lighting around the pool area not to exceed \$450. Tyra Spigner seconded the motion and the motion passed unanimously.

Being no further business, the meeting was adjourned at 7:15 pm.

Board Meeting Minutes Approved as submitted March 31, 2021.



Tyra Spigner, Secretary