

GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS

MINUTES OF GENERAL MEETING
November 11, 2014

1. **CALL TO ORDER.** Mr. Richardson called the General Meeting to order at 7:45. Mr. Smith took roll with the following results:

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Mike Richardson	President	Present
Renee Rabbitt	VP	Present
Warren Smith	Sec/Treasurer	Present
Robin Byers	Member	Present
David Campbell	Member	Absent
Raymond Sili	Member	Present
Marlin Clifton	Member	Present
John Sewell	Member	Present
Melissa Friel	Member	Present

2. **APPROVAL OF AGENDA.** Mr. Sewell motioned to approve the agenda with the addition of a New Business topic: "Vote to accept or reject the ARB's recommendation to retain the current ARB yard inspection and enforcement process." Mrs. Friel seconded the motion. There was no further discussion and the Board voted 4-3 to approve the motion.

3. **APPROVAL OF MINUTES.** Mr. Smith motioned to approve as written the minutes of the CSA Budget Hearing and the General Meeting held on October 14th. Mrs. Rabbitt seconded the motion. There was no additional discussion and the Board voted unanimously to approve the motion.

4. **COMMITTEE REPORTS**

a. **GENERAL MANAGER.** Mr. Odom called the attention of the Board to the general reports provided for October 31, 2014, specifically: the Collection Office Report, Accounting Summary, Profit and Loss Report, and the Balance Sheet. Highlights of the reports are shown below.

Balances. As of October 31, 2014, CSA checking (operational account) totaled \$124,063.82. Year-to-date (March & May) we have moved a total of \$125,000 in excess checking to reserves. As of October 31st, the total of CSA reserves (Vanguard Account, First Chatham, Savannah Bank, United Community Bank, Ameris Bank, Carver State Bank, and Queensborough accounts) is \$979,075.68. The total of CSA funds, including checking, reserves, petty cash, undeposited funds, and pre-payments is \$1,104,413.31. We made a deposit of \$11,455 into CSA reserves for October in accordance with the approved budget. All parcels also made their required reserve deposits for October. The total of all GCSA accounts is \$1,464,312.24. Aggregate deposits at each financial institution/program include:

AMERIS BANK (took over Coastal Bank 7/1/14)	
CSA Checking	\$124,063.82
CSA Reserve MM	\$ 38,335.89
Parcel Checking	\$ 41,442.99
Parcel MM	\$ 43,204.54
Parcel CD's	\$ <u>0.00</u> (liquidated)

\$247,047.24

FIRST CHATHAM BANK

CSA Reserve MM	\$248,203.00
CSA Reserve Checking	<u>\$ 100.00</u>
	\$248,303.00

SOUTH STATE BANK (Formerly THE SAVANNAH BANK)

CSA Reserve MM	\$236,832.59
CSA Reserve Checking	<u>\$ 100.00</u>
	\$236,932.59

UNITED COMMUNITY BANK

CSA Reserve MM	\$196,756.82
GTP Reserves MM	<u>\$ 45,021.92</u>
	\$241,778.74

VANGUARD

CSA Reserve MM	\$ 5,048.50
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CARVER STATE BANK

CSA Reserve MM	\$237,241.78
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QUEENSBOROUGH BANK

CSA Reserve MM	\$ 16,457.10
AP Reserve MM	\$ 5,532.42
HG Reserve MM	\$ 5,401.68
LL Reserve MM	\$ 25,694.81
GTP Reserve MM	\$105,112.50
TH Reserve MM	<u>\$ 88,488.07</u>
	\$246,686.58

Total CSA Reserves \$979,075.68 (FCB, SSB, UCB, AB, VG, and QB)

CSA Petty Cash Fund	\$ 300.00
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Undeposited funds	<u>\$ 973.81</u>
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Total CSA Funds: \$1,104,413.31 (incl: cking, res, p/c, undep funds, & pre-pays)

Total GCSA Funds: \$1,464,312.24 (inc: tot CSA, parcel ck & mm res)

Income and Expenses. Total income for October was \$81,974.42 which was \$353.95 lower than budget (mostly due to lower than expected facility rentals). Expenses for the month were \$65,497.62 which were \$4,361.51 lower (better) than budget. We were unable to fully execute the legal budget for October (by \$1690) and we plan to use this money in November which will result in an offsetting negative amount that month. Net Income was \$16,476.80 and that was \$4,007.56 better than budget. As it stands, year-to-date net income is \$18,234.18 above budget.

Capital Budget Execution thru 10/31: Budget Actual Cost Difference

		To Date	To Date
CSA			
7.5 HP Pump Motor	\$ 2,150	\$1,150.25	-\$ 999.75
2 HP Pump Motor	\$ 1,000	\$ 368.08	-\$ 631.92
1/.75 HP Pump Motors	\$ 450	\$ 470.80	+\$ 20.80
Shredder/Vac	\$ 1,650	\$ 533.93	-\$1,116.07
Generator	\$ 390	\$ 384.13	-\$ 5.87
Pressure Washer	\$ 390	\$ 373.43	-\$ 16.57
Backpack Blower	\$ 375	\$ 341.33	-\$ 33.67
Tree Work	\$10,000	\$9,775.75	-\$ 224.25
Fitness Equip Overhaul & Mats	\$ 7,250	\$7,044.20	-\$ 205.80
NS Dehumidifier Replacement	\$ 3,125	\$3,125.00	\$ 0
Electrical Repairs/Upgrades	\$25,796.25	\$25,796.25	\$ 0
Playground Boarders	\$ 2,953.75	\$1,227.67	-\$1,726.08
Pool Furniture	\$ 1,485	\$1,345.12	-\$ 139.88
Resurface Tennis Courts	\$14,800	\$15,800.00	+\$1,000.00
Wet/Dry Vac	\$ 150	Defer	
NS Water Heater Replacement	\$ 1,500	Defer	
Wexford II Lagoon Repairs	\$ 5,000		
Grove Point Lagoon Repairs	\$ 5,000		
Gate Guard A/C	\$ 1,050	Defer	
Lawn Tractor Repair	\$ 400	Defer	
Security Cam & DVR replacement	\$ 0	\$ 261.90	+\$ 261.90
	<u>\$84,915</u>	<u>\$67,997.84</u>	<u>-\$ 3,817.16</u>

2 security cameras and a DVR costing \$261.90 had to be replaced in October ahead of Reserve Study schedule. These purchases should reduce the capital expenditures in this category in 2015.

CSA Capital Budget and Reserves Summary	Annual Budget	Actual Results Year-to-date
Beginning CSA Reserve Balance 1/1/14:	\$758,168	
(+) Allotments/Deposits:	\$137,460	\$ 114,550 OK
(+) Depreciation	\$132,000	\$ 110,000 OK
(+) Interest	\$ 960	\$ 1,216 (+\$416)
(-) Expenditures:	<u>\$ 84,915</u>	<u>\$ 67,736</u> (-\$4079)
Projected Ending Balance 12/31/14:	\$943,673 *	

*Not including income from payments on prior-year accounts receivable, and misc income that is over budget.

Parcel Capital Budget Execution thru 10/31:	Budget	Actual Cost	Difference
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PARCEL

Audubon Park:	Entrance Sign Repair	\$600	\$573.99	-\$26.01
	Tree Work	\$2,050	\$2,050	0
Hunter's Green:	Sidewalk Repair	\$1,248	Deferred	-\$1248.00
	Bench	\$250	Deferred	-\$250.00
	Tree Work	\$1,600	\$1,600	0
Lott's Landing:	Driveway Repair	\$6,600	\$6,494	-\$106.00
	Tree Work	\$2,200	\$2,200	0
	Entrance Sign Repair	\$ 600	\$573.99	-\$26.01
Georgetown Place:	Tree Work	\$1,600	\$1,600	0
Townhomes	Entrance Sign Repair (2)	\$1,200	\$1,147.98	-\$52.02
	Tree Work	\$3,750	\$3,750	0
		\$21,698		

Past Due Accounts. The number of past due accounts fell in October from 571 to 429, and the dollar amount decreased from \$293,228.82 to \$280,350.89. The number of accounts 31-60 days decreased up from 331 to 262, and the dollar amount fell from \$16,072.49 to \$10,345.16. The number of accounts 61-90 days past due declined from 215 to 193, but the dollar value increased slightly from \$8,126.61 to \$9,530.58. The number of accounts over 90 days in arrears went up from 212 to 214, but the dollar value decreased from \$269,029.72 to \$260,475.15. The total number of account past due (429) represents 21% of all properties which is an 8 percentage point drop from September. The September 30th past due amount represents a 1.10% decrease compared to October 2013. In October, we issued 113 first and second letters (combined), and processed 15 new or updated liens, and 10 suits/judgments. We received 46 payments (of \$200 or more) for past due amounts totaling \$15,304.39. 21 of our accounts are in bankruptcy (up 1 from September), with \$26,525.56 owed pre-bankruptcy, and \$19,045.02 in post-bankruptcy owed. The total amount in bankruptcy is \$45,570.58 and that amounts to an \$8,177.42 increase from the previous month. The attached report summarizes the status of accounts that the Board approved special payments.

Scheduled Projects and Other Repairs/Replacements:

- Lagoon maintenance at the Wexford and Grove Point lagoons, which are funded in the 2014 Capital Budget, continues to be delayed by engineering questions. At the GM's request, Joel Butler of Butler Plumbing conducted a site visit. He determined that the drain pipe from the street to the lagoon was 24" wide and made of concrete. He noted that the water level in the pipe was between 2/3 and 3/4 of the volume of the pipe, and that there was minimal elevation change between the storm drain and the lagoon. We also noted the apparent sink holes...one next to the storm drain, and one closer to the lagoon. A service call request to repair them has been submitted to Public Works. Mr. Butler and the GM agreed that Public Works would need to repair the piping in conjunction with our dredging efforts, otherwise the pipe would simply re-fill with dirt from the leaking pipe seams. The lagoon would likely need to be drained. GM is working to coordinate with PWD on repair strategy.

b. SECRETARY/TREASURER. Mr. Smith stated that, since the last meeting, he had conducted additional research regarding the difference between "for-profit" and "not-for-profit" organizations as it pertains to use of unspent funds at the end of the fiscal year. Based on that research, he went on to say that for-profit organizations have more flexibility than our Association does. With

that in mind, the GM and I have developed an approach to balance the FY15 budget with pre-purchases of supplies. More details will be provided later this meeting.

c. **PARCEL REPRESENTATIVE.** No report

d. **ARB REPORT** was provided by Mr. Yardman and a copy is attached.

5. UNFINISHED BUSINESS. At the request of the Vice President, Mr. Odom briefed the Board regarding the roof repair reimbursement appeal submitted at the last meeting by Mr. Stephen Archer on behalf of his mother who lives at 73 King James Court. In his appeal, Mr. Archer contended that the roof repairs made by the Association back in 2003 were faulty and were negatively affecting the property value at a time in which the Archers are attempting to sell it. Mr. Odom reported that, as requested by the Board, he had arranged for a roofing specialist to inspect the roofs and attics of several other Georgetown Townhome residents to see if there was similar hidden damage, and to determine current roof repair/replacement costs. Mr. Odom went on to say that the inspector, Nick Grassie of Grassie Roofing, inspected three units and found that all had previous water damage that was repaired during the last roof replacements. According to Mr. Grassie, all of the inspected attics were dry and that the repairs appeared appropriate with the exception of the section of roof Mr. Archer cited in his appeal. Mr. Grassie said that the roof rafters were 24” on centers in all of the units, which is the widest span allowed by code. He went on to say that the rafters on one side of the unit were spaced a little wider than 24”. As a result, the plywood roof boards did not have the normal nailing surface. During the past 11 years, the roof shingles and decking have sagged due to the wide span, and the decking boards have slipped off the rafters. This allows you to see the felt from the attic. No leaks were noted during the inspection, but Mr. Grassie indicated that a building inspector would likely require the roof to be fixed if/when the property is sold. He stated that it would cost \$1600 to repair, and \$4000 to replace the entire roof. Mr. Odom reminded the Board that similar mid-term repair appeals had been disapproved by the Board, and that if the Board chose to approve this appeal it would force a delay in the replacement of all roofs—currently scheduled for 2018. He concluded by recommending that the appeal be denied. Mr. Smith motioned to accept the GM’s recommendation to deny the appeal. Mr. Sili seconded the motion. During discussion, Mr. Smith noted that all roofs are scheduled to be replaced, per the Reserve Study, in 2018. Mr. Sili stated that the decisions and repercussion of early roof replacement are the same for the Association as it would be for an owner of a single-family home. Mrs. Byers added that the exception would be that the single-family homeowner would have a choice in the matter. Mr. Sili stated that the covenants read that, for items outside the scope of what’s required, it is up to the owner to make those repairs. Mr. Archer stated that his mother, who owns the townhome, has paid over \$10,000 in maintenance fees since the roof was replaced in 2003, but she can’t access the money to make these repairs because the Association holds the funds. He went on to say that the Association’s roof inspector concluded that the Archer property was an exception and was not like the other homes that were inspected. Mr. Gerard stated that there should be a meeting of Townhome owners to decide how reserve funds should be spent. He added that the covenants list items for which funds can be spent, but does not mandate that they be spent for those purposes. Mr. Smith called for the question, and the motion failed by a vote of 3 in affirmative and 4 in opposition. Mr. Smith motioned to table the issue until the December Board meeting. Mr. Clifton seconded the motion and the Board voted 6-1 to approve the motion. Mr. Smith motioned to move the issue off the table. Mr. Clifton seconded the motion and the Board voted unanimously to approve it. Mr. Smith motioned to grant Mr. Archer’s appeal and award \$1600 for the roof repairs. Mrs. Rabbit seconded the motion. Mr. Gerard stated that it is up to the homeowners to determine how to spend the money. He went on to say that the townhome owners held a meeting in 2002 and voted not to increase

assessments that were needed to continue funding external repairs...and from that point, the homeowners would handle those repairs. He added that the Board needed to spell out the special circumstances that differentiated Mr. Archer's case from those of the other homeowners. Mr. Smith withdrew his motion. Mrs. Rabbitt motioned to table the issue until the next meeting. Mr. Smith seconded the motion and the Board voted 5-2 to approve the motion. Mr. Sili and Mr. Clifton voted in opposition.

6. NEW BUSINESS

a. **Request for Write-off Approval.** Mr. Smith motioned to approve the General Manager's recommendation to write off as uncollectible three accounts totaling \$2,846.22. These three bankruptcies are located at: 8 Barrington Circle, 107 Stockbridge Drive, and 23 Sand Dollar Lane. Mr. Sili seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion to write-off \$2,846.22.

b. **Consideration of Solar Energy.** At the request of the President, Mr. Odom briefed the Board on a feasibility study of installing a solar energy system at the Southside Clubhouse. He stated that the study was conducted in response to initiatives 1b2-8 and 3b1-7 of the GCSA Strategic Plan. According to Mr. Odom, Mr. Freeman of One World Sustainable Corporation performed the study and provided the attached proposal. The proposal called for installing a 12.2 kilowatt system that would provide just enough electricity to cover the Clubhouse at its lowest requirement level. The system would require using the entire south-facing roof and would cost \$31,050. Mr. Freeman's proposal indicates that the system would save the Association \$48,182 over the 25-year warranty period, but would take 13 years to reach a break-even point. Based on the high initial cost, the long break-even period, and the rapidly changing technology, Mr. Odom recommended the Board not pursue the proposed system at this time. Mr. Smith motioned to accept the General Manager's recommendation. Mrs. Rabbitt seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

c. **Approval of Audubon Park's 2015 Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board on the proposed Audubon Park budget that was previously briefed during the parcel budget hearing on September 9th. According to Mr. Odom, the attached budget assumes no increase in the maintenance assessments, which remain at \$159.41/month or \$1,912.92/year. He noted that the proposed budget increases the reserve allocation by \$860 to \$7,227 for the year. He added that other budgeted expenses reflect extensions of the 2014 service contracts. Proposed budget for 2015:

Budgeted Annual Income:	\$15,309.36
Budgeted Annual Expenses:	\$ 7,099.44
Budgeted Net Income:	\$ 8,209.92
Allotment for future repairs	\$ 7,227.00
Residual Net Income:	\$ 982.92 (covers ½ non R payer/mos)

Mr. Odom also stated that the Reserve Study called for no capital budget expenditures for 2015, and he was not recommending that Board add any projects. At the end of the brief, Mr. Smith motioned to: (1) Approve the proposed maintenance budget for 2015; (2) Approve raising the assessment by 5% but deferring implementation to some future date; and to (3) Approve the GM's recommendation of zero capital expenditures for 2015. Mr. Clifton seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

d. **Approval of Hunter's Green 2015 Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board on the proposed Hunter's Green budget that was previously briefed during the parcel budget hearing on September 9th. According to Mr. Odom, the attached budget assumes no increase in maintenance assessments, which remain at \$86.76/month or \$1,041.12/year. He noted that the proposed budget reflects no increase in the reserve allocation... which remains at \$4,798.08 for the year. He added that other budgeted expenses reflect extensions of the 2014 service contracts. Proposed budget for 2015:

Budgeted Annual Income:	\$18,746.16
Budgeted Annual Expenses:	\$10,772.29
Budgeted Net Income:	\$ 7,973.87
Allotment for future repairs	\$ 4,798.08
Budgeted Residual Net Income:	\$ 3,175.79 (covers 3 non-payers/mo)

Mr. Odom also stated that the Reserve Study called for the following capital expenditures: Tree work (\$500); Mailbox replacement (\$1,710); and sign repair (\$600) for a total of \$2,810. At the end of the brief, Mr. Smith motioned to: (1) Approve the proposed budget for 2015; (2) Approve a 5% increase for 2015 but defer implementation to some future date; (3) Continue deferring previously-approved increases from 2012-2014; and (4) Approve proposed capital expenditures. Mr. Sewell seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

e. **Approval of Lott's Landing 2015 Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board of the proposed Lott's Landing budget that was previously briefed during the parcel budget hearings on September 9th. According to Mr. Odom, the attached budget assumes no increase in maintenance assessments, which remain at \$77.74 or \$932.88/year. He noted that the proposed budget increases the reserve allotment by \$409 to \$8,580. Proposed budget for 2015:

Budgeted Annual Income:	\$29,894.88
Budgeted Annual Expenses:	\$18,156.82
Budgeted Net Income:	\$11,738.06
Allotment for future repairs	\$ 8,580.00
Budgeted Residual Net Income:	\$ 3,158.06 (covers 3.5 non-payers/mo)

Mr. Odom also stated that the Reserve Study called for the following capital expenditures: Tree Work (\$500.00). He stated that he was also requesting the purchase of to security cameras totaling \$650 that would be used to protect the Lott's Landing front entrance from illegal dumping which has been a chronic problem. At the end of the brief, Mr. Smith motioned to: (1) Approve the proposed budget for 2015; (2) Approve a 5% increase for 2015 but defer implementation to some future date; (3) Continue deferring previously approved increases from 2012-2014; and (4) Approve proposed 2015 capital expenditures. Mrs. Byers seconded the motion. There was no additional discussion and the Board voted unanimously to approve the motion.

f. **Approval of the Georgetown Place 2015 Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board on the proposed Georgetown Place budget that was previously briefed during the parcel budget hearing on September 9th. According to Mr. Odom, the attached budget assumes no increase in maintenance assessments, which remain at \$126.13 (\$109.39 maintenance fee plus \$16.74 reserve contribution). He noted that the proposed budget increases the reserve allotment by \$445 to \$30,076. Proposed budget for 2015:

Budgeted Annual Income:	\$100,074.96
Budgeted Annual Expenses:	\$ 60,595.00
Budgeted Net Income:	\$ 39,479.96
Allotment for Future Repairs:	\$ 30,076.00
Budgeted Residual Net Income:	\$ 9,403.96

Mr. Odom also stated that the Reserve Study called for the following capital expenditures: (1) Tree Work (\$600); (2) Entrance Sign Repair (\$ 900.00); (3) Irrigation Repair (\$ 3,000.00); and (4) Irrigation Timer Replacement (\$ 500.00). At the end of the brief, Mr. Smith motioned to: (1) Approve the proposed Georgetown Place budget for 2015; (2) Approve a 5% increase in assessments for 2015 but defer implementation to some future date; (3) Continue deferring previously approved increases from 2011-2014; and (4) Approve the proposed capital expenditures. Mr. Clifton seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

g. Approval of Georgetown Townhomes 2015 Maintenance Budget. At the request of the President, Mr. Odom briefed the Board on the proposed Townhome budget that was previously briefed during the parcel budget hearing on September 9th. According to Mr. Odom, the attached budget assumes no increase in maintenance assessments, which remain at \$136.68/month or \$1,640.16 per year. He noted that the proposed budget increases the reserve allotment by \$2,836 to \$43,937. Proposed budget for 2015:

Budgeted Annual Income:	\$ 77,219.52
Budgeted Annual Expenses:	\$ 26,773.04
Budgeted Net Income:	\$ 50,446.48
Allotment for Future Repairs:	\$ 43,937.04
Budgeted Residual Net Income:	\$ 6,509.44

Mr. Odom also stated that the Reserve Study called for the following capital expenses: (1) Mailbox replacement (\$ 4,465.00); (2) Replace curbing (\$ 31,000.00); (3) Sidewalk overlay (\$ 12,600.00); (4) Tree Work (\$700.00). At the end of the briefing, Mr. Smith motioned to: (1) Approve the proposed 2015 Townhome budget; (2) Approve raising the assessment by 5% for 2015 but defer implementation until some future date; (3) Continue deferring previously approved increases for 2012-2014; and (4) Approve proposed capital expenditures. Mr. Clifton seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

h. Approval of Georgetown CSA 2015 Operational Budget. At the request of the President, Mr. Odom briefed the Board on the proposed GCSA Operational (amenities) Budget that was previously briefed at the October 14th budget hearing. According to Mr. Odom, the attached budget assumes no increase in the general (amenities) assessment, which remain at \$38.92/month or \$467.04/year for the seventh straight year. He noted that the proposed budget increases the reserve allotment by \$5361 to \$142,821. He also mentioned increases in expenses relating to bad debt, employee health insurance, pool operations, and staff payroll. Offsets were achieved in liability insurance, depreciation expense, and early purchases of supplies. According to Mr. Odom, the budget allows for pool season to be extended into September as requested by some residents in the recent homeowner survey. Proposed budget for 2015:

Budgeted Income:	\$985,855.44
Budgeted Exp:	\$842,989.12
Budgeted Net Inc:	\$142,866.32

Reserve Allot:	\$142,821.00
Residual Net Inc:	\$ 45.32

Mr. Odom listed the following recommended administrative fees and current/projected court fees for 2015 (the latter being subject to potential mid-year increases beyond the Association's control):

- **Association Admin Fees:** Lawn maintenance (\$20); Lien Fee (\$30); Certified Mail Fee (\$3.78); Suit Filing (\$30); FIFA Fee (\$10); Interrogatories Fee (\$25); NSF checks (\$35 (Bank fee \$9.00 + CSA fee \$26.00)); Garnishment Fee (\$10); Lien Cancellation (\$5); Default Hearing Filing (\$5) and \$15 for Court Hearing; Show Cause Hearing (filing) (\$5) and \$15 for Hearing.
- **Court fees:** Liens (\$5 to file, \$7 to remove); FIFA Filing Fee (\$9); FIFA Release Fee (\$7); Interrogatory Fee (\$10); Garnishment Fee (\$105). Suit filing (\$99); Suit service (\$50);

At the end of the briefing, Mrs. Rabbitt motioned to: (1) Approve the proposed operational budget for 2015; (2) Approve a 5% increase in assessments for 2015 but defer implementation to a future date; (3) Approve continuing to defer previously approved increases from 2010-2014; (4) Approve implementation of the recommended admin fees and court fees cited above; (5) Approve allowing equal monthly payments of the annual general assessment due in advance at the first of each month; (6) Approve maintaining the current interest rate charge of .5% on unpaid members' accounts over 30 days old; and (7) Approve maintaining current facility rental rates and rules. Mr. Sewell seconded the motion. There was no further discussion and the Board voted 7-0-1 to approve the motion. Mrs. Byers abstained.

i. **Approval of Georgetown CSA 2015 Capital Budget.** At the request of the President, Mr. Odom briefed the Board on the attached proposed budget. According to Mr. Odom, the budget was driven by the most recent Reserve Study and had been amended to reflect any changing conditions since the Study was completed in 2013. The proposed budget totals \$88,346 and includes \$17,500 to replace the work truck; \$15,950 in repairs to buildings; \$2,289 in furnishings; \$26,300 in land improvements (lagoon repairs and solar lighting for 4 entrances); and \$26,311 in machinery and equipment. At the end of the briefing, Mr. Sili motioned to approve the proposed \$88,346 capital budget and the parcel capital expenditures, previously briefed, that total \$57,075. Mrs. Rabbitt seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

j. **Lawn Maintenance Assessment Appeal, E. Johnson 203 Whittington Dr.** The President noted that neither Mr. Johnson nor a representative was present at the meeting and that any Board decision would be made using the evidence at hand. At the request of the President, Mr. Odom briefed the Board on the appeal submitted by Mr. Edwin Johnson on November 3rd. According to Mr. Odom, Mr. Johnson mainly based his appeal on the contention that he did not receive the violation notice. Mr. Johnson also contended that his neighbor's yard was in the same condition as his and did not receive similar Association involvement. Mr. Odom reported that Mr. Johnson provided a video showing that the U.S. Postal mail carrier did not get out of her vehicle to deliver a certified mail notice. Mr. Odom provided the Board with postmarked envelopes showing that the notice letter was sent by both regular and certified mail, and a copy of a U.S. Postal Service tracking report which indicated that an attempted delivery was made and a notice left. Mr. Odom went on to say that the Post Office has since confirmed that the certified letter is there awaiting pick-up. He added that the regular mail letter has not been returned as undeliverable, so the Association assumes it was delivered along with the certified mail notice on the same day Mr. Johnson's video shows mail being placed in his mailbox. At the end of the brief, Mr. Smith motioned to deny Mr. Johnson's appeal. Mr. Sewell seconded the motion and the Board voted unanimously to approve it.

k. **Vote to accept or reject the ARB's recommendation to retain the current ARB yard inspection and enforcement process.** Mr. Sewell motioned to reject the recommendation of the ARB to retain the current ARB yard inspection and enforcement process. Mrs. Friel seconded the motion. There was no further discussion and the motion failed by a vote of 3 in affirmative and 4 in opposition. Mr. Smith, Mr. Sili, Mr. Clifton, and Mrs. Rabbitt voted in opposition.

7. OPEN DISCUSSION.

a. Mr. Imber provided the General Manager with a list of properties on Junco way that had apparent ARB violations involving the parking of commercial vehicles and trailers. The GM stated that he would look into these issues and take appropriate action.

8. ADJOURNMENT OF GENERAL MEETING. At 9:25 p.m., Mr. Smith motioned to adjourn the General Meeting. Mr. Sili seconded the motion and the Board voted unanimously to approve it.