

**GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS**

MINUTES OF GENERAL MEETING

August 8, 2017

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

Mike Richardson	President	Present
Renee Rabbitt	VP	Present
Warren Smith	Sec/Treasurer	Present
John Sewell	Member	Present
Melissa Friel	Member	Present
Dorothy Strong	Member	Present by Proxy
Robert Fitch	Member	Present
Amber Ealy	Member	Present
Scott Bill	Member	Present

2. **APPROVAL OF AGENDA.** Mr. Smith motioned to approve the agenda. Mrs. Rabbitt seconded the motion. There was no further discussion and the Board voted unanimously to approve the motion.

3. **APPROVAL OF MINUTES.** Mr. Smith motioned to approve as written the minutes of the Director's Meetings on July 11th. Mr. Sewell seconded the motion. There was no additional discussion and the Board voted unanimously to approve the motion.

4. **RECOGNITION OF GUEST.**

Clark Namias from 140 Junco Way stated he did not think that the minutes from last month's meeting were complete. He suggests an outside party to oversee the elections. He said there are no "No Soliciting" signs on the back side of the community. He suggests installation of solar power aeration pumps for the lagoons owned by the Association. He said he would like for the Association to be more transparent.

Katherine Slater from Hunters Green # 13 stated she would like to know what the procedure is to have something placed on the agenda for discussion. She suggests the use of microphones and recording equipment for the meetings. Ms. Slater suggests a review of the election procedure, because she feels like the owners don't have a voice. She also suggests that the election be done over with the ballot box having two locks on it and different parties having the keys.

Bill Bettio from 134 Junco Way stated he wanted a recount or revote of the past election because the Board was in violation of the By-Laws and covenants, he read part of Article VIII, Paragraph 1 of the GCSA By-laws. The Board shall appoint an Election Committee no later than two months prior to the annual meeting date. The Committee shall consist of a chairman who may not be a Director, and at least four members, none of whom shall be candidates for office. It shall be the duty of the Committee to provide supervision of the nomination and election of Directors in accordance with procedures adopted by the Board and placed in the Book of Resolutions. He stated again he wanted a revote. One more thing, Mr. Bettio informed the members that they had a petition going around to have a re-vote.

5. COMMITTEE REPORTS

POLICE REPORT. Corporal Snyder reported that there have been several entering auto crimes in our area in the past 30 days. Due mostly from vehicles left unlocked. Corporal Snyder went on to say that this is the number one source for hand guns on the street today. Corporal Snyder updated the community on the complaint about speeding that was noted at last month's meeting. Corporal Snyder reported that 83 tickets had been issued in this area since last month's meeting. A member asks about speed bumps, Corporal Snyder stated that the Savannah Chatham Metro Police Department would not install speed bumps due to the liability they cause. Also addressed was the vacant home notice, Corporal Snyder stated that the vacant home notice forms that are sent into SCMPD are address at the start of each shift. The forms are available at the front door or one can be filled out on line at scmpd.org. Also, anyone wishing to make a complaint regarding any SCMPD employee can do so at the same web site or by telephone at 912-691-6237 or by fax at 912-692-4500. A complaint can be filed anonymously.

GENERAL MANAGERS REPORT

Balances. As of July 31, 2017, CSA checking (operational account) totaled \$176,339.56. The total of CSA reserves (Vanguard Account, First Chatham, South State Bank, United Community Bank, Ameris Bank, Carver State Bank, Queensborough, Colony Bank, Bank South, First Bank of Coastal Georgia, and Bank of the Ozarks accounts) is \$1,572,785.49. The total of CSA funds, including checking, reserves, petty cash, un-deposited funds, and pre-payments is \$1,750,416.86. We made a deposit of \$11,455.00 into CSA reserves for July in accordance with the approved budget. All parcels also made their required reserve deposits for July. The total of all GCSA accounts is \$2,347,009.58

Income and Expenses. Total income for July was \$101,248.52 which was \$1,903.83 under budget. Expenses for the month were \$85,159.25 which were \$1,963.18 lower (better) than budget. Net Income for the month was \$16,089.27 which was \$60.10 higher (better) than budget.

Past Due Accounts. The number of past due accounts in July decreased from 440 to 424, the dollar amount increased from \$231,448.99 to \$233,924.64. The number of accounts 31-60 days increased from 209 to 230, the dollar amount decreased from \$17,964.40 to \$17,613.01. The number of accounts 61-90 days decreased from 152 to 147, the dollar decreased from \$14,997.66 to \$9,692.52. The number of accounts over 90 days increased from 138 to 157, and the dollar value increased from \$198,486.93 to \$206,619.11. The total number of accounts past due (424) represents 22% of all properties. The July 31st past due dollar amount represents a 7.3% decrease compared to July of 2016. In July, we issued 70 first and second letters (combined) and 23 liens and 11 suits/judgments. We received 36 payments (of \$200 or more) for past due amounts totaling \$10,680.10. 24 of our accounts are in bankruptcy, with \$13,892.01 owed pre-bankruptcy, and \$17,381.62 in post-bankruptcy owed. The total amount in bankruptcy is \$31,273.63. The attached report summarizes the status of accounts that the Board approved special payments.

Projects and Other Topics

- a. **Northside Clubhouse Sliding Door Replacement:** – On Agenda.
- b. **Northside Clubhouse Carpet Repairs:** Completed.
- c. **Northside Pool Fencing:** Painting to be completed after pool closes for season
- d. **Playground Fencing:** Soliciting new style fence.
- f. **Dovetail Lagoon Dredging:** Soliciting bids

Capital Budget Execution thru 7/31/17

BAL SHEET/ RS LINE	ITEM	BUDGET	ACTUAL	DIFF
2210 Buildings				
Line	Item	Total		
.001	Reserve Study Update	\$2,500	\$2,500.00	0
1.003	SS Ext Painting & Trim Rep.	\$5,500		
22.003	NS Ext Painting & Trim Rep.	\$5,000	\$3,500.00	-1,500.00
2220 Furniture				
Line	Item	Total		
4.006	Folding Tables & Chairs	\$3,000	\$2,943.60	-\$56.40
21	Pool Furnishings	\$1,485	\$1,727.97	+242.97
2240 Land Improvements				
Line	Item	Total		
17.001	Tree Work (removals)	\$ 2,000	\$490.00	-\$1,510.00
17.002	Tree Pruning (large scale)	\$ 6,000	\$3,175.00	-\$2,825.00
18.007	Playground Sand	\$ 1,000	\$686.44	-\$313.56
18.01	Replace Installed Trashcans	\$ 900	\$888.04	-\$11.96
31.014	Repair Magnolia Woods Sign	\$ 600	\$476.00	-\$24.00
31.006	Repair Lion's Gate Sign	\$ 8,600		
31.026	Repair Sugar Mill Sign	\$ 900	\$600.00	-\$300.00
31.028	Repair GT Main Ent Sign	\$ 900	\$500.00	-\$400.00
31.04	Repair VG Ent Sign	\$ 900	\$600.00	-\$300.00
31.012	Replace King's Grant Sign	\$26,000	*Deferred to 2018*	0
32.006	Repair Dovetail A Lagoon	\$18,750	soliciting	
32.007	Repair Dovetail B Lagoon	\$12,500	soliciting	
New	Install entrance lights at Sugar Mill	\$ 1,000		0
New	Install entrance lights at V. Green	\$ 1,000		0
New add 1/10	Engineering Study--DRP drainage	\$ 3,385	\$3,385.00	0
2250 Equipment				
Line	Item	Total		
4.011	Replace Multi-station	\$ 4,000		
4.014	Replace (2) TVs in Gym	\$ 800		
5.005	Replace DVR	\$ 785		
15.004	Tennis Court Nets	\$ 1,500		
16.011	Replace Playground Fence 3-slat	\$ 8,740	soliciting	
18.002	Playground Spring Riders	\$ 2,100		
19.0	Replace Shop & Landscaping Eq.	\$ 3,000	\$1,657.43	-\$1,342.57
19.016	Wet/Dry Vac	\$ 150		
New	Bagging System for Mower	\$ 420		
Grand Total		\$123,415.00		

2017 PARCEL CAPITAL BUDGET

Audubon Park

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1007 Tree Work	\$ 600	\$ 600	0

Hunter's Green

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1.007 Tree Work	\$ 600	\$ 600	0
1.008 Large Scale Tree Work	\$ 1,600	\$3,260	+ \$1,660

Lott's Landing

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1.004 Tree Work	\$ 600	\$ 600	0
1.008 Large Scale Tree Work	\$ 1,600	0	- \$1,600

Georgetown Place

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1.001 Asphalt Patching	\$ 5,017		
1.002 Asphalt Seal Coating/Striping	\$ 6,398		
1.003 Curb/Gutter Repair	\$ 2,554		
1.005 Tree Trimming	\$ 600	\$1,300	+ \$ 700

Georgetown Townhomes

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
2.007 Tree Work	\$ 600	\$ 575	- \$ 25
2.008 Large Scale Tree Work	\$ 1,600	\$ 520.00	- \$1,080

Grand Total	\$21,769.00		
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SECRETARY/TREASURER. No report

PARCEL REPRESENTATIVE. No report

ARB REPORT was provided by Mr. Sili and a copy is attached.

6. UNFINISHED BUSINESS.

- a. None

7. NEW BUSINESS

- a. **Appoint ARB Members and BOD Liaison.** Mr. Smith motioned to approve the appointment of Renee Rabbitt, Mike Richardson, Velore Brown, Alice Carpenter, and Robert Fitch as ARB Members and to appoint Renee Rabbitt as liaison to the Board of Directors. John Sewell seconded the motion. The Board voted to approve.
- b. **Appoint Election Committee.** Mr. Smith motioned to approve the appointment of Ray Sili as chairman of the election committee and Katherine Slater, Bill Bettio, Clark Namias, Alice Carpenter, Renee Rabbitt, Annette Robles, and Mike Yardman as election committee members. John Sewell seconded the motion. The Board voted to approve.
- c. **Appoint Parcel Representatives.** Mr. Smith motioned to approve the appointment of Katherine Slater as the Chairperson for the Hunters Green Parcel Committee. Amber Ealy seconded the motion. The Board voted to approve.
- d. **Replacement of doors at NS Clubhouse.** Mr. Smith motioned to approve the solicitation of bids for the replacement of the doors at the Northside Clubhouse and to approve the expenditure of GCSA Reserves. Robert Fitch seconded the motion. The Board voted to approve.
- e. **Write-Off Approval.** Mr. Smith motioned to approve the write-off of \$467.63 as uncollectible. Renee Rabbitt seconded the motion. The Board voted to approve.

7. ADJOURNMENT OF GENERAL MEETING. At 8: 38 p.m., Mr. Smith motioned to adjourn the Director's Meeting. Mr. Sewell seconded the motion and the Board voted to approve.

GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
1234 King George Boulevard
Savannah, GA 31419
(912) 925-2861

August 2, 2017

INSPECTION REPORT

Since last BOD meeting

New Violations noted 536

Violations resolved 410

Letters mailed 757

*Largest number of violations: Lawn Maintenance, siding, trashcans

Raymond Sili
ARB Inspector

GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
1234 King George Boulevard
Savannah, GA 31419
(912) 925-2861

August 2, 2017

ARB REPORT

The ARB has met once since the last Board of Directors meetings, on July 18 and August 1.

July 18

Approved

2 Fence Construction

2 Tree Removal

1 Color Change

1 Utility Shed

Not Approved

1 Porch Enclosure

2 Fence Construction

1 Variance

1 Color Change

Members present: Robert Fitch, Renee Rabbitt, Mike Richardson (proxy to Velore Brown), and Velore Brown.

August 1

Approved

1 Fence Construction

1 Backyard Deck

Members present: Robert Fitch, Renee Rabbitt, Mike Richardson, and Velore Brown.

Raymond Sili
ARB Inspector