

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

**MINUTES OF GENERAL MEETING
November 8, 2016**

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

:	Mike Richardson	President	Absent
	Robert Fitch	VP	Present
	Warren Smith	Sec/Treasurer	Absent, proxy to Mr. Fitch
	John Sewell	Member	Present
	Melissa Friel	Member	Present
	Dorothy Strong	Member	Present
	Geoff Riehl	Member	Present
	Amber Ealy	Member	Present
	Scott Bill	Member	Present

2. **APPROVAL OF AGENDA.** Mrs. Friel motioned to approve the agenda as written. Mrs. Strong seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion.

3. **APPROVAL OF MINUTES.** Mr. Sewell motioned to approve as written the minutes of the CSA Budget Hearing and the General Meeting held on October 11th. Mrs. Strong seconded the motion. There was no additional discussion and the Board voted unanimously, including the proxy, to approve the motion.

4. **COMMITTEE REPORTS**

- a. **General Reports.** Collection Office Report, Accounting Summary, October 2016 Profit and Loss Report, and October 31st Balance Sheet are provided.

Balances. As of October 31, 2016, CSA checking (operational account) totaled \$110,138.86. The total of CSA reserves (Vanguard Account, First Chatham, South State Bank, United Community Bank, Ameris Bank, Carver State Bank, Queensborough, Colony Bank, and Bank South accounts) is \$1,376,795.91. The total of CSA funds, including checking, reserves, petty cash, undeposited funds, and pre-payments is \$1,487,588.17. We made a deposit of \$11,455.00 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 \$2,019,553.05. Aggregate deposits at each financial institution/program include:

AMERIS BANK

CSA Checking	\$110,138.86	
CSA Reserve MM	\$149,100.89	
Parcel Checking	\$ 34,674.75	
Parcel MM	<u>\$102,785.61</u>	
	\$396,700.11	(In November, a portion will be moved to a new acct at Bank of Ozarks to get under FDIC limit)

FIRST CHATHAM BANK

CSA Reserve MM	\$232,969.52
CSA Reserve Checking	<u>\$ 100.00</u>
	\$233,069.52

SOUTH STATE BANK

CSA Reserve MM	\$235,346.15	
CSA Reserve Checking	<u>\$ 0</u>	(Note: Bank no longer requires us to have a checking account to have a MM acct, so checking acct closed.)
	\$235,346.15	

UNITED COMMUNITY BANK

CSA Reserve MM	\$197,568.14
GTP Reserves MM	<u>\$ 45,162.35</u>
	\$242,730.49

VANGUARD

CSA Reserve MM	\$	0 (This account was closed on September 30 th and money was mailed to GCSA and deposited into Ameris and Bank South awaiting new account at Bank of Ozarks)
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CARVER STATE BANK

CSA Reserve MM	\$246,134.76
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COLONY BANK

CSA Reserve MM	\$158,991.09
AP Reserve MM	\$ 1,579.26
HG Reserve MM	\$ 1,376.20
LL Reserve MM	\$ 1,692.45
GTP Reserve MM	\$ 33,407.39
TH Reserve MM	<u>\$ 35,133.70</u>
	\$232,180.09

QUEENSBOROUGH BANK

CSA Reserve MM	\$ 16,506.58
AP Reserve MM	\$ 5,543.48
HG Reserve MM	\$ 5,412.48
LL Reserve MM	\$ 25,772.03
GTP Reserve MM	\$105,745.15
TH Reserve MM	<u>\$ 88,842.78</u>
	\$247,822.50

BANK SOUTH

CSA Reserve MM	\$140,078.78
AP Reserve MM	\$ 5,007.10
HG Reserve MM	\$ 5,007.10
LL Reserve MM	\$ 5,007.10
GTP Reserve MM	\$ 14,794.68
TH Reserve MM	<u>\$ 15,021.27</u>
	\$184,916.03

Total CSA Reserves \$1,376,795.91 (AB, FCB, SSB, UCB, VG, CSB, QB, COL, BS)

CSA Checking \$110,138.86

CSA Petty Cash Fund \$ 300.00

Undeposited funds \$ 353.40

Total CSA Funds: \$1,487,588.17 (incl: cking, res, p/c, undep funds, & pre-pays)

Total GCSA Funds: \$2,019,553.05 (incl: tot CSA, parcel ck & mm res)

Income and Expenses. Total income for October was \$80,772.71 which was \$ 1,009.66 lower (worse) than budget. Miscellaneous income was \$907.67 lower than budget (suits, liens, ARB yards, etc). Expenses for the month were \$59,637.18 which were \$1,656.06 lower (better) than budget. Net income was \$21,135.53 which was \$646.40 better than budget. Year-to-date net income is \$28,056.36 higher (better) than budget. At least \$4,494.27 of that amount will need to be earmarked for higher landscaping costs with the new contract that went into effect October 24th.

Repairs from Hurricane Matthew. The items below were initially thought to be capital repairs and were paid for with reserves. A ruling from our CPA on 11/3/16 is that the hurricane damages should be expensed to operational accounts. Therefore, checks will be written on the appropriate operational accounts to pay back reserves. We are still awaiting pricing on the Georgetown Place entrance sign replacement, and we expect to spend about \$1000 more on newly identified repairs to the doors and frames on the Maintenance Building. We expect to receive \$400 from insurance to pay to remove the tree off of the work truck, which will reduce the tree work expenses below. Any proceeds from the damages (total loss) to the work truck will be paid back to the reserves. We are waiting on an accounting ruling on how to handle the loss on the truck. The Profit and Loss Statements for CSA and the parcels for the month of November will reflect the charges discussed above and will likely result in deficit for both the month and on a year-to-date basis for CSA and the parcels.

CSA	Authorized	Spent	Difference
Tennis Court Fence Repair	\$10,000**	\$ 1,050.00	-\$8,950.00
Privacy Fence Repair	\$ 4,000**	\$ 4,110.00	+ 110.00
Playground Equip Rep	\$ 5,000**	\$ 0.00	-\$5,000.00
Maint Bldg Repair	\$20,000**	\$18,560.00	-\$1,440.00
APC BU Replacements	\$ 325 **	\$ 320.98	-\$ 4.02
Tree Work	\$ 9,750**	<u>\$11,500.00</u>	+ \$1,750.00
		\$35,540.98	

HG			
Tree Work	\$ 1,500**	\$ 800.00	- \$ 700.00

LL			
Tree Work	\$ 3,000**	\$ 275.00	- \$2,725.00
Fence Repair	\$ 6,500**	<u>\$ 3,536.00</u>	- \$2,964.00
		\$ 3,811.00	

GTP			
Fence Repair	\$ 8,000**	\$ 3,312.00	- \$ 4,688.00
Entrance Sign Repair	\$ pending		
Tree Work	\$ 3,000**	<u>\$ 1,200.00</u>	- \$1,800.00
		\$ 4,512.00	

TH			
Tree Work	\$ 3,000**	\$ 800.00	- \$2,200.00

**Board-approved budget addition 11 Oct 2016

Capital Budget Execution thru 10/31/16:

BAL SHEET/	ITEM	BUDGET	ACTUAL	DIFF
RS LINE				
2210 Buildings				
Line	Item			
1	Brick Tuck Pointing	\$1,500	\$300.00	-\$1,200.00
9.007	GG Bldg Int Painting/repair	\$1,500	\$124.13	-\$1,375.87
11.002	Maint Bldg Ext Painting	\$3,900	\$145.73	-\$3,754.27
11.005	Maint Bldg Int Painting	\$1,500	\$145.73	-\$1,354.27
2220 Furniture				
Line	Item			
21	Pool Furnishings	\$1,485	\$893.36	-\$591.64 IP

Continued

2230 Land \$ 0

2240 Land Improvements

Line	Item			
16.002	SS Asphalt Overlay	\$22,400	\$61,539.00	+\$39,139.00
16.003	SS Asphalt Patching	\$ 2,015	\$2,015.00	0.00
16.005	SS Curb/Gutter repair	\$ 1,836	\$1,836.00	0.00
16.006	Wheel Stops	\$ 2,181	\$2,181.00	0.00
17.001	Tree Work	\$ 2,000	\$2,675.00	+ \$675.00
27.002	NS Asphalt Patching	\$ 1,180	\$1,180.00	0.00
27.003	NS Asphalt Seal Coat	\$ 1,503	\$1,503.00	0.00
31.012	Replace King's Grant Sign	\$26,000	Defer to 2017	
32.005	Dredge Brown Th. B Lag.	\$12,500	\$10,146.00	-\$2,354.00
32.013	Dredge St. Ives Sign Lag.	\$12,500	\$10,146.00	-\$2,354.00
32.015	Dredge St. Ives B Lag.	\$12,500	\$10,146.00	-\$2,354.00
	St. Ives A Lagoon	\$12,500	\$10,146.00	-\$2,354.00
	Wexford 1 Lagoon	\$12,500	\$10,146.00	-\$2,354.00
	Junco Way DRP	\$13,000 *	\$13,000.00	.00

2250 Equipment

Line	Item			
4.007	Replace Treadmills (2)	\$ 7,000	\$4924.80	-\$2075.20
4.008	Replace Ellipticals (2)	\$ 5,000	\$4762.80	- \$237.20
15.005	Wind Screen Logo Signs	\$ 586	\$ 631.60 (1)	+ \$75.60
15.006	Wind Screens	\$ 4,914	\$4338.93	- 575.07
18.002	Playground Spring Riders	\$ 2,100	Defer to 2017	
20.002	SS Pool Motor 7.5 HP (2)	\$ 2,300	\$2300.50	+ .50
20.003	SS Pool Motor .75 HP	\$ 225	\$ 235.40	+10.40
28.002	NS Pool Motor 2.2 HP (2)	\$ 736	\$ 736.16	+ .16
28.003	NS Pool Motor .75 HP	\$ 225	\$ 235.40	+10.40
4.009	Replace Stair Climber	\$ 2,300	\$2030.40	- \$260.60
4.01	Replace Stationary Bike	\$ 2,000	\$1814.40	- \$185.60
4.011	Replace Multi-station	\$ 4,000	Defer to 2017	
15.004	Tennis Court Nets	\$ 1,500	Defer to 2017	
19.016	Wet/Dry Vac	\$ 150	Defer to 2017	
23.005	NS Water Heater	\$ 1,900	\$1800.00	- \$100.00
Not listed	Defibrillators for pools (2)	0	\$3718.00	+\$3,718.00

2260 Vehicles (\$25,000)

Line	Item			
19.001	Replace Work Truck	\$25,000	\$20,428.50	-\$4,571.50

Grand Total \$204,436 +\$15,577.84 YTD

* Board-approved budget addition 9 July 2016

2016 PARCEL CAPITAL BUDGET

Audubon Park

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1007 Tree Work	\$ 600	\$ 300	-\$ 300

Hunter's Green

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1007 Tree Work	\$ 600	\$ 0	-\$ 600
1008 Large Scale Tree Work	\$ 1,700	\$ 600	-\$1,100

2250 Equipment

Line	BUDGET	ACTUAL	DIFF
1009 Mailbox (from 2015)	\$ 2,500	\$ 2,347	-\$ 153

Lott's Landing

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1006 Tree Work	\$ 600	\$ 800	+\$ 200

Georgetown Place

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
1005 Tree Trimming	\$ 600	\$ 600	0
1006 Large Scale Tree Trimming	\$ 1,600	\$ 2,300	+\$ 700

Georgetown Townhomes

2240 Land Improvements Line	BUDGET	ACTUAL	DIFF
2008 Tree Work	\$ 600	\$ 1,000	+\$ 400

2250 Equipment Line	BUDGET	ACTUAL	DIFF
1002 Mailbox Replacement (from 2015)	\$ 5,065	\$4,440	- \$ 625

Grand Total	\$13,865.00	\$12,387.00	-\$1,487.00
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Past Due Accounts. The number of past due accounts decreased in October from 453 to 434, and the dollar amount dropped from \$236,245.37 to \$229,441.86. The number of accounts 31-60 days rose from 224 to 230 and the dollar amount increased from \$7,488.25 to \$9,140.65. The number of accounts 61-90 days rose from 146 to 151, but the dollar value dropped from \$6,087.93 to \$3,563.34. The number of accounts over 90 days increased slightly from 163 to 167, but the dollar value decreased from \$222,669.19 to \$216,737.87. The total number of accounts past due (434) represents 22% of all properties which is a 1.0 percentage point decrease from September. The October 31st past due amount represents a 2.7% decrease compared to October of 2015. In October, we issued 92 first and second letters (combined), and 20 liens and 5 suits/judgments. We received 26 payments (of \$200 or more) for past due amounts totaling \$8,169.70. 24 of our accounts are in bankruptcy, with \$19,869.57 owed pre-bankruptcy, and \$14,154.31 in post-bankruptcy owed. The total amount in bankruptcy is \$34,023.88 and that amounts to a \$174.28 decrease from last month. The attached report summarizes the status of accounts that the Board approved special payments.

Projects and Other Topics.

- Hurricane Tree Work: Contract awarded and work is in process
- Hurricane Repair to Maintenance Bldg: Contract awarded and work is in process
- Hurricane Repair to Fencing: Contract awarded and work is in process.
- Hurricane Repair to GTP Sign: Awaiting quotes
- Parking lot work is essentially complete. Contractor will be revising the west ADA ramp and repainting one of the No Parking stencils.
- New landscaping contractor, New Leaf Landscape Management, began work the week of October 24th. From November through March, they will be servicing our properties every other week.

- b. **SECRETARY/TREASURER.** No report.
- c. **PARCEL REPRESENTATIVE.** No report
- d. **ARB REPORT** was provided by Mr. Sili and a copy is attached.

5. UNFINISHED BUSINESS.

a. **Review of Rules for Use of Amenities and Common Areas.** Mr. Fitch stated that this issue was brought forward from the last meeting and that the General Manager has recommended that the pool rules be amended to add a rule (3(r)) that reads: “No sitting or laying on the mid-pool rope line is allowed”. Mr. Sewell motioned to approve the General Manager’s recommendation. Mrs. Strong seconded the motion. There was no further discussion and the Board voted 5-3, including the proxy, to approve the motion with Mrs. Ealy, Mr. Bill and Mrs. Friel voting in opposition. In subsequent discussion, an attendee asked about pool noodles and alternative floatation devices. Mr. Fitch responded that the rules on these items are driven by liability issues. Mr. Odom added that there are both enforceability and insurance concerns. He went on to say that the Association’s insurance agent has considered this issue several times in the past, and has concluded that the Association is best served by maintaining the rules currently in place. Making changes to the rules may not increase rates immediately; however, if the change could be tied to a subsequent accident, the Association would have higher liability exposure which could lead to higher premiums or a cancelation of coverage. Mr. Gerard volunteered to discuss the matter with the Association’s agent and report results at the next meeting.

6. NEW BUSINESS

a. **Approval of 2017 Audubon Park Maintenance Budget:** Mr. Odom provided a written summary to the Board regarding the proposed Audubon Park budget that was previously briefed during the parcel budget hearing on September 13th. The budget below assumes a 10% increase in the monthly maintenance assessment to \$175.35. The budget includes one pine straw application and one pressure washing, as in previous years. Reserve allotment increased \$100.00/month. Bottom line budget figures are as follows:

Budgeted Annual Income:	\$16,896.00
Budgeted Annual Expenses:	\$ 7,420.93
Budgeted Net Income:	\$ 9,475.67
Allotment for future repairs	\$ 9,475.00
Residual Net Income:	\$.67

Mr. Sewell motioned to: (1) Approve the proposed maintenance budget for 2017; (2) Approve raising the assessment by 5% for 2017 and implementing the 5% increase approved for 2016; and (3) Approve proposed capital budget. Mrs. Strong seconded the motion. There was no further discussion and the Board voted 4-3, including the proxy, to approve the motion, with Mrs. Friel, Mrs. Ealy, and Mr. Bill voting in opposition. Mrs. Strong abstained.

b. **Approval of 2017 Hunter's Green Maintenance Budget:** Mr. Odom provided a written summary to the Board regarding the proposed Hunter's Green Park budget that was previously briefed during the parcel budget hearing on September 13th. The reserve allotment increased by \$138.00 over the allotment for year 2016. The budget below assumes a 5% increase in the monthly maintenance assessment to \$91.10.

Budgeted Annual Income:	\$19,689.60
Budgeted Annual Expenses:	\$13,741.65
Budgeted Net Income:	\$ 5,947.95
Allotment for future repairs	\$ 5,895.00
Budgeted Residual Net Income:	\$ 52.95 (covers 0 non-payers/mo)

Mr. Sewell motioned to: (1) Approve the proposed operational budget for 2017; (2) Approve a 5% assessment increase for 2017 but defer implementation to some future date; (3) Implement the 5% increase approved in year 2012; (4) Continue deferring previously-approved increases from 2013-2016; and (5) Approve the proposed capital budget for 2017. Mrs. Strong seconded the motion. There was no further discussion and the Board voted 6-2, including the proxy, to approve the motion, with Mrs. Friel and Mrs. Ealy voting in opposition.

c. **Approval of Lott's Landing 2017 Maintenance Budget.** Mr. Odom provided a written summary to the Board regarding the proposed Lott's Landing budget that was previously briefed during the parcel budget hearings on September 13th. The budget assumes no increase in maintenance assessments, which remain at \$77.74 or \$932.88/year. The proposed budget, shown below, maintains the \$8,580 reserve allotment from 2016.

Budgeted Annual Income:	\$29,864.16
Budgeted Annual Expenses:	\$19,182.66
Budgeted Net Income:	\$10,681.50
Allotment for future repairs:	\$ 8,580.00
Budgeted Residual Net Income:	\$ 2,101.50 (covers 1.5 non-payers/mo)

Mrs. Friel motioned to: (1) Approve the proposed budget for 2017; (2) Continue deferring previously approved increases from 2012-2016; and (3) Approve proposed 2017 capital expenditures. Mrs. Ealy seconded the motion. There was no further discussion and the Board voted 5-2, including the proxy, to approve the motion. Mr. Fitch and Mr. Smith (via proxy) voted in opposition. Mr. Riehl abstained.

d. **Approval of the Georgetown Place 2017 Maintenance Budget.** Mr. Odom provided a written summary to the Board regarding the proposed Georgetown Place budget that was previously briefed during the parcel budget hearing on September 13th. The budget assumes no increase in maintenance assessments, which remain at \$126.13 (\$109.39 maintenance fee plus \$16.74 reserve contribution). The proposed budget, shown below, increases the reserve allotment by \$458 to \$30,985.

Budgeted Annual Income:	\$100,350.96
Budgeted Annual Expenses:	\$ 67,058.84
Budgeted Net Income:	\$ 33,292.12
Allotment for Future Repairs:	\$ 30,985.00
Budgeted Residual Net Income:	\$ 2,307.12 (covers 1.2 non-payers/mo)

Mrs. Friel motioned to: (1) Approve the proposed Georgetown Place maintenance budget for 2017; (2) Continue deferring previously approved increases from 2011-2016; and (3) Approve proposed capital expenditures for 2017. Mrs. Ealy seconded the motion. There was no further discussion and the Board voted 7-0, including the proxy, to approved the motion. Mr. Bill abstained.

e. **Approval of 2017 Georgetown Townhomes Maintenance Budget:** Mr. Odom provided a written summary to the Board regarding the proposed Townhome budget that was previously briefed during the parcel budget hearing on September 13th. The proposed budget below assumes a 5% increase in maintenance assessments to \$150.69/month and a \$2,736 increase in the reserve allotment to \$57,460 year.

Budgeted Annual Income:	\$ 85,229.16
Budgeted Annual Expenses:	\$ 27,374.92
Budgeted Net Income:	\$ 57,854.24
Allotment for Future Repairs:	\$ 57,460.00
Budgeted Residual Net Income:	\$ 394.24 (covers .22--non-payers)

Mr. Sewell motioned to: (1) Approve the proposed 2017 Townhome budget; (2) Approve implementing the 5% increase approved for 2013; (3) Continue deferring previously approved increases for 2014-2016; and (4) Approve proposed capital expenditures. Mrs. Strong seconded the motion. There was no further discussion and the Board voted 6-2, including the proxy, to approve the motion. Mrs. Friel and Mrs. Ealy voted in opposition.

f. **Approval of Georgetown CSA 2017 Operational Budget and Fee Structure.** Mr. Odom provided a written summary to the Board regarding the proposed GCSA operational (amenities) budget that was previously briefed at the October 11th budget hearing. The proposed operational budget shown below assumes: (1) no increase in assessments; (2) increases in the following lines: \$4300 misc income; \$1994 in non-GM payroll/taxes; \$2728 in employee health insurance; \$4505 in building/grounds maint; \$4775 in liability/wc insurance; \$17,618 in general office/postage; and \$1200 in depreciation; (3) decreases in the following lines: \$24,000 in bad debt exp; \$550 in electricity; \$634 in recreation; (4) \$7617 in pre-purchased office; pool chemical, and janitorial supplies in 2016 for 2017; and (5) no change in pool season or lifeguard status.

Budgeted Income:	\$984,111.32 (+\$5,772.88)
Budgeted Exp:	\$846,637.75 (+\$5,812.63)
Budgeted Net Inc:	\$137,473.57 (-\$39.75)
Reserve Allot:	\$137,460.00
Residual Net Inc:	\$ 13.57

Mr. Odom's summary also listed the following recommended administrative fees and current/projected court fees for 2017 (the latter being subject to potential mid-year increases beyond the Association's control):

- **Admin fees** are as follows: Lawn maintenance (\$20); Lien Fee (\$30); Certified Mail Fee (\$3.94); NSF checks (\$35); Suit Filing (\$30); FIFA Fee (\$10); FIFA Cancellation (\$5.00); Interrogatories Fee (\$25); Garnishment Fee (\$10); Lien Cancellation (\$5.00); Default Hearing (filing) (\$5.00); Court Hearing Attendance (\$15); and Show Cause Hearing (filing) (\$5.00).
- **Court fees** are as follows, but are subject to change mid-year: Liens (\$5 to file, \$7 to remove); FIFA Fee (\$9 to record + \$7 to remove); Interrogatory Fee (\$10); Garnishment Fee (\$105). Suit filing (\$99); Suit service (\$50);

Mrs. Friel motioned to: (1) approve the proposed operational budget for 2017; (2) approve continuing to defer previously approved increases from 2009-2016; (3) approve implementation of the recommended admin fees and court fees cited above; (4) approve allowing equal monthly payments of the annual general assessment due in advance at the first of each month; (5) approve maintaining the current interest rate charge of .5% on unpaid members' accounts over 30 days old; and (6) approve maintaining current facility rental rates and rules. Mr. Riehl seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion.

g. **Approval of 2017 Capital Budgets.** Mr. Odom provided a written summary to the Board regarding the 2017 Capital Budget that was previously briefed at the Budget Hearing on October 11th. The attached proposed budget totals \$120,030 and includes \$13,000 in repairs to buildings; \$4,485 in furnishings; \$81,050 in land improvements (including \$31,250 in lagoon repairs and \$26,000 to replace the King's Grand sign; and \$21,495 in machinery and equipment. Mr. Sewell motioned to approve the proposed \$120,030 CSA capital budget. Mr. Riehl seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion. Mr. Riehl motioned to approve the parcel capital budgets totaling \$21,769.00. Mr. Sewell seconded the motion. There was no further discussion and the Board voted 7-1, including the proxy, to approve the motion. Mrs. Friel voted in opposition.

h. **Write-off Approval.** Mr. Sewell motioned to approve the General Manager's recommendation to write off as uncollectible four accounts totaling \$846.47. These four properties are located at 5 Sugar Cane Court, 9 Cutler Court, 109 W. White Hawthorne Drive, and 142 St. Ives Drive. Mrs. Strong seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion.

j. **ARB Inspection Process and Documentation Review.** Mr. Fitch reported that the ARB reviewed the covenant enforcement processes and notices and voted to make no changes.

7. OPEN DISCUSSION.

a. Mr. Imber commended the Board for their deliberations on the budgets.

b. Mr. Imber recommended removing Mr. Reihl from the Board of Directors due to excessive absences. Mr. Fitch responded that the Board would take his recommendation under advisement.

c. Mr. Bettio asked about the progress on the Junco dry retention pond work. Mr. Odom responded that the contractor had completed the required work. Mr. Bettio stated that there was broken concrete in the front and rocks that had backwashed into the weir. Mr. Odom said that he would check it out and take appropriate action.

d. Mrs. Carver asked if the Board had made a decision on lighting the basketball court. Mr. Odom responded that pricing was obtained and was briefed during the budget hearing last month and that there was insufficient support on the Board to include it in the capital budget. Mrs. Carver and Mrs. Ealy both noted that there are lots of kids who use the basketball court.

e. Mr. Ellis noted that there was dangerously stacked storm debris at 150-152 Lion's Gate Road.

8. **ADJOURNMENT OF GENERAL MEETING.** At 9: 40 p.m., Mr. Sewell motioned to adjourn the General Meeting. Mrs. Ealy seconded the motion and the Board voted unanimously to approve it.