



Board of Directors

MONTHLY MEETING MINUTES

7:00pm Monday, May 16, 2011
St. Andrews United Methodist Church

Call to Order by Dave Malara, President

Attending: Board members Dave Malara, Mark Mandel, Matt Dawson,, Ed Delaney and Bob Borregard. Owners attedning were Heather McKelvey and Nadine Evans. Ravenel Associates was represented by Bob Cherry. The meeting was called to order by President Dave Malara at 7.08pm.

Reading and Approval of the Minutes from April 18, 2011.

This was delayed until the June 20, 2011 meeting because of an administrative error. Ed reminded the board that minutes should be posted on website. Cherry will get approved minutes to Joe for posting.

Community Manager Report

Bob Cherry, community manager, reported as follows:

- Delinquent accounts are 67 with judgments filed against 12; forty-nine (49) are less than \$500 and six (6) are more than \$500. The current delinquent amount is \$37,377.78. Board discussed on how to proceed and decided to start the judgment process on the largest accounts and initiate execution orders through the sheriff's department on current judgments. Dave Malara will take the lead on this and Cherry will provide the delinquent list. Cherry will develop a notice for the newsletter/website reminding owners to pay assessments and contact him to discuss any challenges.
- Drive through of the neighborhood will take place on May 26 and June 9, 2011. Cherry drove the neighborhood before the meeting and discussed that there was a motor home and travel trailer parked at two properties and some other minor violations. Notified board of an ARB violation at 3519 Montgrove Court and a third letter will be sent to 3301 Middleburry concerning the boat stored in driveway.l
- North fountain motor and impeller should be received any day and Hydra-Tech will install as soon as possible.

Officer and Standing Committee Reports:

President- Dave Malara had no report as President.

Vice President- Mark Mandel had no report as Vice President.

Secretary- Bob Borregard had done an internet search of surveillance cameras for West Bridge and entrance. He will continue to research, but the board is afraid this may be cost prohibitive.

Treasurer – Matt Dawson had no report as Treasurer.

Landscaping – Donna Quinn was absent.

Social Committee- Mark Mandel reported that \$167 was spent on the Easter Egg Hunt.

Traffic Safety – Mark Mandel had no report.

ARB Committee- Cherry reported that currently no ARB request being processed.

Communications Committee- Joe Bolognue was absent.

Old Business – Pine straw for the remaining section of West Bridge was discussed by the board and it was decided that due to lack of funds and high delinquency rate of owners to pay assessments that this expenditure can not be approved at this time.

New Business –

-Judgments and Executions were discussed earlier and Dave Malara will take the lead on this action.

- Board discussed putting articles/reminders in the newsletter/website concerning storing of boats/RVs/motor home,

Trespassing, parking on streets, catch and release of carps in ponds and cleaning up after pets.

- The board thanked Ms. Evans and McKelvey for attending and encourages them to attend future meetings and bring other owners.

Set Next Meeting Date -

Board of Directors regular monthly meeting is scheduled for Monday June 20, 2011 at 7:00 PM, St. Andrews Parish United Methodist Church.

Adjourn

Motion to Adjourn by Mark Mandel at 8:08 pm, seconded by Ed Delaney, and approved by acclamation.