

SCAPOA Annual and Board Meetings 8/12/20 1 hour 13 minutes and 30 seconds.

Board members in attendance: Mr. Joey D'Isernia, Mr. Brian D'Isernia, Mr. Kevin Cruson, and Mr. Luke D'Isernia.

Due to the ongoing Covid-19 pandemic this meeting was held as a video teleconference via Go to Meeting.

Meeting was called to order by Mr. Joey D'Isernia. Quorum was established.

Joey D'Isernia: For the annual meeting portion of tonight we will discuss the following topics elections of board members; current finances to date and then go from there. Linda Carpenter could you please tell us the election results of the voting?

Linda Carpenter: Yes, Luke D'Isernia, Brian D'Isernia, and Race Foster each won their reelection. Luke and Brian each to three-year terms and Race Foster to a one-year term. After that we will be back to our normal schedule for elections where we will only have two people going for reelection at a time.

Joey D'Isernia: Okay thank you for that. Let's now move on to the financials. Let us look at the balance sheet and P&L for last year as well as P&L to date. As far as talking about the annual budget for 2020 it is already August. So, what I would like to do is schedule a board meeting in the near future to formally establish a budget. We have been operating this year as we go, so we need to formally establish a budget for this year at the next meeting. Linda could you please walk us through the balance sheet, the P&L for 2019, and the P&L to date?

Linda Carpenter: Yes, I can. Does anyone have any questions about the balance sheet or the P&Ls? I emailed them out to everyone.

Joey D'Isernia: I would like to remind everyone to please mute their microphones if they are not going to speak and wait until the person speaking is done speaking before you speak. That way we can cutdown on the static feedback in the background and be courteous as well.

Linda Carpenter: Okay the balance sheet between the two accounts at Hancock Bank, we have \$164,734.36 and the Summit Bank account was closed when we made the final payment on the runway loan. I can send the 2019 budget out to the board at the next board meeting. For 2019 we had expenses of \$59,350.00 and net income of \$125,000 but the balance sheet does not show the payments to the principle that we made on the runway loan so that it why it is so high. For 2020 we will not have any payments on the principle. For 2020 so far, we \$58,000.00 in expenses. At the next board meeting I can have a budget all put together.

Joey D'Isernia: Does anyone have any questions concerning the balance sheet, and/or the P&Ls? Okay if there are no questions, since there was no change in the membership of the board I would like to go ahead and close this annual meeting and start the board meeting to discuss old and new business. Are there any objections from the other board members or members of the HOA participating in this videoconference? Hearing none we will adjourn the annual meeting.

Annual meeting is adjourned.

Joey D'Isernia: Calling the board meeting to order, we have a quorum. We need to get back into the rhythm of regular board meetings and annual meeting. The covenants state that we must have it either in the months of November, December, or January. We have had to deal with a lot of issues between hurricane Michael and Covid-19 and we have gotten off track. I would like to schedule an annual meeting for January 27th, 2020 at 6pm. We need to go ahead and provide the HOA membership with notice of that meeting. We need to get back on a rhythm and have those

annual meetings every January so that we can setup a budget for the year. Does anyone have any issues with that? On to the board meeting agenda.

Approval of last board meeting minutes. The minutes were emailed to the board members. Any issues with approving the minutes as they were distributed to the board? Hearing no issues, I will entertain a motion to approve the minutes as distributed. Do I hear a motion?

Luke D'Isernia: Yes, I make the motion to approve these minutes as distributed.

Joey D'Isernia: Do I hear a second of that motion?

Brian D'Isernia: I second that motion.

Joey D'Isernia: Any opposed? Hearing none that motion passes. We will now discuss old business. First, we will discuss the maintenance of the concrete drainage structures. Kevin do you have anything that you want to say about the concrete drainage structures leaking?

Kevin Cruson: Basically, we have not done anything concerning the drains since the last meeting. We got stuff done on the road. We have a quote for getting Park Way repaired. I felt that that was a higher priority. I have not spent any time on the concrete drainage structures. Actually, I have a point of business, with the election Joey do we need to elect the officers Joey?

Joey D'Isernia: We could but I would like to wait on that for the next board meeting in October. I would also like to wait as Mr. Race Foster is not present at this meeting and I would like him to be able to participate and contribute to that discussion. What do the other board members think about it?

Luke D'Isernia: In my opinion we can wait to discuss this at the October meeting to give Race the chance to participate in that discussion.

Joey D'Isernia: Kevin do you have a problem with that?

Kevin Cruson: No, I do not....

Joey D'Isernia: Kevin you cut out...

Kevin Cruson: No, I do not have any problem with that.

Joey D'Isernia: Okay not hearing any issues with that let us move on to the next item on the agenda which is fixing Park Way. Kevin could you give us an update on that project? I know that you and Race were working on that project.

Kevin Cruson: Yes, Race and I had a guy come over and give us an estimate on that. Off the top of my head I believe that the estimate was around fifteen thousand-ish dollars to fix the road. It seems like a great option consisting of going in, getting all the plant growth out of the cracks, filling the cracks with patches and asphalt over the top of them. This sounds like it is the best option.

Joey D'Isernia: This includes all of the big cracks in Park Way, as well right?

Kevin Cruson: Ah, yes. That is correct.

Joey D'Isernia: Who is the contractor that provided that quote?

Kevin Cruson: I do not recall the contractors name. I wish that Race was on this video conference as he would remember the contractors name. I met with him, but Race was the person who primarily dealt with the contractor. I am sorry.

Joey D'Isernia: let me see if I can contact Race and get him on the line. He has been trying to get onto this video conference.

Kevin Cruson: He is calling me on my cellphone now. I will take his call.

Joey D'Isernia: Yes, and please give him the code and phone number to call into this video conference. If you do not mind.

Kevin Cruson: Hi, yes this is Kevin. Race does not remember the contractor's name either, but he agrees with me that the quote is fifteen thousand dollars.

Joey D'Isernia: Okay is this a reputable contractor that does these kinds of repairs?

Kevin Cruson: Yeah, I had his business card, but I do not have it with me now.

Joey D'Isernia: Okay. So, he is reliable?

Kevin Cruson: I believe so.

Joey D'Isernia: So, what is the schedule of payment, do we pay him after the repairs are done or what?

Kevin Cruson: Yes.

Joey D'Isernia: Okay. If that is your recommended option on getting the road repairs completed. I would like to entertain a motion to approve it contingent upon the contractor producing his proof of insurance, and contingent upon the schedule of payment being that we pay him upon his completion of the repairs to the road. Do I hear a motion to approve that?

Kevin Cruson: I will make that motion with the condition that the schedule of payment may actually be fifty percent down at the beginning of the project for supplies and the other fifty percent upon completion of the project. I would be fine with that, and with that I make the motion.

Joey D'Isernia: We have the motion do I hear a second?

Luke D'Isernia: Yes, I second the motion.

Joey D'Isernia: Any opposed? Hearing none the motion passes. We will get the cracks in Park Way fixed. Thank you, Kevin, and Race, for your hard work. There are three or four items that we have talked about working on in the past pertaining to repairs and maintenance. Kevin which one did you want to talk about next. The mowing, or the repairs to the association building?

Kevin Cruson: Let's start off with the hottest item which is the repairs to the association building. Uh, so since the last meeting we have gotten all the engineering done to make the repairs to the association building. It can be repaired. We have the engineering done to extend the porches out over the stairs; to update the building so that it is handicap accessible and to remove the cupola off the top of the building. This is for a myriad of reasons namely to make it more hurricane proof and stronger. Uh...what else...We are eliminating some of the interior walls to open it up more to make it a better place for meetings. Um, so... that whole plan is done, and it looks good. We have gotten an engineered set of plans and we have two general contractors bidding on it. I just received their bids the other day and I honestly believe that we need to take and uh, meet in person a bit to talk about this to hash things out to see what options we want to do in the repairs.

Joey D'Isernia: So you have the engineering plans and what we need to do is discuss this subject more in person to compare the bids, apples to apples, and to make decisions on which of the options that are available to go with in repairing the association building. It that what you are saying?

Kevin Cruson: Um...Yes exactly, it is just there are completely different approaches between the two general contractors in how they want to make the repairs and that is shown in the bids. There are a lot of choices on what we can do with the repairs we need someone with some time that can help. Is there anyone in the association that would like to head a committee that would take part in this project? We can get this thing started but it is going to take a concerted effort.

So...um.... I think we need to, uh.... I would not like to wait until October but I believe that we will not have enough time at this meeting to make a decision on which bid wins and which options that we go with in the repairs.

Joey D'Isernia: I agree. I think the approach of hiring a reputable general contractor that can actually do the job, this will cost more, but it is the best and fastest way to get the job done. Especially with the subcontractor market the way it is now. They would be way more responsive to an established general contractor then they would be to us trying to manage this project daily. Kevin have you looked at these quotes enough to know the rough order of magnitude is on these quotes or did they just come in?

Kevin Cruson: The final quotes.... but there are a few items that are still outstanding....Mark do you want to chime in here and talk as to what is left to get finalized for the numbers and what the ultimate number will be, as I see it the quotes are each around two hundred and fifty thousand dollars with your estimate is that what you are seeing? Mark Dorsten are you there??

Joey D'Isernia: Hearing no response from Mark Dorsten I have a question. Kevin did you say two hundred and fifty thousand dollars?

Kevin Cruson: Yes.... The estimate is sitting around \$220,000.00 now with some items still outstanding that can bring the total up to \$250,000.00, but there are somethings that we can do for less. There are items such as hurricane windows that are listed on the proposal right now that I think are on the high side, but yeah there are things that we can take out of the proposal.

Joey D'Isernia: Okay...

Mark Dorsten: Can anybody hear me now?

Luke D'Isernia: Yes, Mark I can hear you.

Mark Dorsten: I was on before, but something happened....

Association member: \$250,000.00?? You can build brand new buildings for less than that.

Joey D'Isernia: Could we please mute our microphones and let Mark speak without being interrupted?

Mark Dorsten: Sorry about that guys. It worked and then it quit working. Uh we are having trouble getting a framing contractor because they are afraid of the rot in the corner, and the wall, and taking down the cupola. We did get a framing contractor but then if you go in there and look the type of construction was 211 with the grooves facing down and the insulation on top batons and then a metal roof. They wanted to install the insulation underneath in order to get the higher R-value and afford to cool it, but that complicates it because then you have to install drywall on the underside of all the rafters and if you look at them they are not even so there will need to be a lot of shimming before you can install the drywall. There are also issues with bringing the electrical up to code because now all commercial requires arch fault with a fourth wire. We also added the handicapped ramp, and the way we are pricing it now is with big picture windows everywhere except for the office which requires an egress window. I am trying to get bids on everything so that you guys will have a solid idea. Then we will do a T&E with an agreed upon markup but this way there will be no surprises and I do not want these bids to come in and have people think that we are not working down the costs in negotiations on the bids. Are there any questions about the specifics? Hello?

Static and feedback over the telephone line.

Luke D'Isernia: Yes, Mark I can hear you....

Joey D'Isernia: Yes, Mark we can hear you, but someone has their microphone on, and it is causing a lot of static over the telephone line. Again, can we please ask everyone to mute their microphones until they want to speak? So, Mark who are the contractors that have looked at the building or Kevin do you want to answer? You said there were a couple of general contractors that were looking at doing an all-in price.

Mark Dorsten: Yes.... Dr. Araufa the engineer had a general contractor (GC) look at it and I looked at it because I am a general contractor with Granite Building Contractors, so I have a GC license. We do build. I approached my estimate...I do settlement estimates for attorneys and appraisals and mediations, so I approached this the same way we tried to tie down every number possible.

Joey D'Isernia: Okay. So, this \$200,000.00 plus number is an internal estimate that you came up with, it that what you are saying?

Mark Dorsten: Yes, that is an estimate that I did a long time ago and Kevin asked me to update it with a real number that I would be willing to do the work for. I have about twenty some hours of staff time into it just getting it to that point. Yes....so it should be a pretty good number.

Joey D'Isernia: We really appreciate that. So, we have engineered plans. Do you have a scope of work, like a specification written up or did we write one up as part of the engineered plans, how was that handled?

Mark Dorsten: I have some project notes that I provided to the other contractor. I can get you a copy of them. I also have...my estimate was...I used Xactimate to make my estimate.

Joey D'Isernia: That would be great. If you could send that to me that would be wonderful. I would really like to see it.

Mark Dorsten: I sent it to Kevin. It is 28 pages long.

Joey D'Isernia: Yes, it sounds like a very detailed specification.

Mark Dorsten: You have seen insurance estimates before. The estimate is just like a typical insurance estimate with Xactimate.

Joey D'Isernia: Okay. You have done some great work with this and I think ultimately, I feel that I speak for the whole community, it has been a while since the hurricane with all the damage. Ultimately, we get this thing going. I think that between now and the next board meeting that we should shore up the specifications and the estimate so that we can field competitive bids and be in a position where we can award it by the next board meeting or sooner. So, I know that Mark has worked on this quite extensively and we appreciate that. Any help that I can be, I will be glad to help. So, if we can get this over the hump and get these repairs started that would be great because currently it is an eye sore. So that is the repairs to the association building and to Park Way. Maybe now we should move onto discussing the mowing contracts next. The way I understand it, the mowers basically quit on us. We have been working with Chris, I believe, to try and get some of the mowing done, but ultimately we need to establish and get a contract with a mower that has the proper insurances and the equipment that can service our needs regularly. Kevin, I know that you were working on this in the past, but I do not know if we have formally tried to go after and get any additional mowing pricing. Kevin are you on the line?

Static and feedback over the telephone line.

Joey D'Isernia: Kevin are you on the line? I cannot hear you. It must be Kevin's line that is bad. Luke can you hear me?

Luke D'Isernia: Yes, I can hear you. I think the problem that we are experiencing with this video teleconference is that when anyone goes and mutes their microphone it ends up cutting them

off and they lose audio. They then have to log out and then log back in to connect to the meeting in order to regain audio to hear the meeting.

Joey D'Isernia: I think is a bad connection that we have with the Go to Meeting service. It is just garbage.

Luke D'Isernia: We just have to roll with the punches and keep this meeting going and completed.

Member of the Association: I had Nolescape mow my lot for two years and they went out of their way to do a great job. We should contact them.

Joey D'Isernia: They are a reputable group and I have seen them around town. I think that they are a company that we should approach for a bid if they have come out there in the past. I still do not hear Kevin. I know this has come up and I do not know exactly where we are at with it, but we need to go out and get competitive bids for mowing. I know that the cost for mowing services is probably going to be more expensive than what we have paid in the past for mowing but I believe that we all know what going for the cheapest price has gotten us in the past. Ultimately at the end of the day we need some consistency. Mowing services from somebody that is willing to service us and has all the proper insurances. I think the next move is to conclude going out and getting the mowing bids. Contacting Nolescape as part of that move and ultimately make a decision and sign a mowing a contract. Mark was it you that was working on that lot repossession?

Mark Dorsten: Yes, I am back can you hear me?

Joey D'Isernia: Yes, I can hear you now. Could you give us an update on the lot repossession?

Mark Dorsten: Heather Risinger helped me an got in contact with the son of the deceased owner. She talked with him on Facebook chat. After she made contact all the tax deeds/certificates were all cleared. I sent emails but I have not gotten a response. I have an attorney that is sending a retainer to Kevin. I believe that there is some cleanup stuff that we have to do but we can do the lien and move forward on the lot legally if necessary.

Joey D'Isernia: That is good news. So, this attorney is willing to move forward with all the paperwork and other things that are necessary to repossess the lot?

Mark Dorsten: Yes. He has extensive knowledge and he was recommended to me by one of the contractors that I do settlement estimates for. He does construction liens for them and he also has experience working with property owner associations representing them. He can represent us on general matters. His first shot is the lot.

Joey D'Isernia: Okay. What is the lot number of the lot that we are trying to repossess?

Mark Dorsten: I believe that it is lot number 84. It is the lot that is....Kevin knows which one it is...It is the one just to the left of the first house that you see when you go down Park Way, as you go around the bend.

Joey D'Isernia: Okay...

Mark Dorsten: It is a runway lot.

Joey D'Isernia: Okay. Mark can you forward that to me as well?

Mark Dorsten: Sure. I will get your email address from Kevin. Actually, I think I do have your email address. Yes, I think Kevin gave it to me.

Joey D'Isernia: Yeah, as long as that retainer is reasonable, we need to move forward and will take the steps to get that lot repossessed.

Mark Dorsten: Yes, I explained our goal to him that we wait a negotiated settlement considering that the assessments are more than what the lot is worth.

Joey D'Isernia: Yeah that would be great as I believe that they would not want to pay that. So, what you are saying is that the negotiated settlement is less than what they owe the association?

Mark Dorsten: Well, I do not think that we want to pay a bunch of legal fees when the attorney can contact them and tell them that there may be a deficiency judgement for the legal fees on top of the current assessment which is way more than what the lot is worth. So instead they can sign away the property over.

Joey D'Isernia: Yeah, that makes sense. So that would be his aim to do the negotiated settlement?

Mark Dorsten: Yes, and I will but that in an email.

Joey D'Isernia: Okay that is great. So, we talked about the lot repossession, the mowing contract, the road repairs, and the repairs to the association building. We still have more to work to do on getting the concrete drainage structures leaking issue fixed. Kevin are you back on the line?

Luke D'Isernia: No, he is not he left the meeting. He might be trying to reconnect.

Joey D'Isernia: I know one thing that Kevin was working on was the update on the sign repairs. If he is not on the line, then we will have to get back to that subject later....

Joanne Whitley: I have a question; can we get a sign on the gate that states to not drive on the runway? So that everyone coming in would know not to do so.

Joey D'Isernia: So, these are people that are invited in that are driving on the runway? In that case we will take that suggestion in consideration. I appreciate the feedback. We have a path forward on repairing Park Way and we can get those done. The repairs to the association building we have a path forward on that and ultimately, we want to get that done affordably but also quickly so that we can get back to some form of normalcy.

Kevin Cruson: Hello Joey can you hear me? I am back.

Joey D'Isernia: Yes, we can hear you Kevin. We talked about the lot repossession with Mark. We were moving onto to an update on the sign repairs.

Kevin Cruson: Yes, for the sign what we have done is when we got the engineering for the association building, I got the engineering done to install the sign as we previously discussed. To match the sign on the gate that we see when we enter. It will be a brick façade with a steel plate cut out to match the other sign. I have that design done but we need an estimate to get it cut out and get the structure built. The only thing that I wanted to add was on the association building repairs. I think that time is of the essence in getting uh.... the front done and getting it dried in so that we do not lose what we have. So, both estimates that I have seen are roughly around \$40,000.00 to get the rest of the stuff removed, get the framing done, to remove the cupola, and get the plywood up and dry it in.

Joey D'Isernia: Is that what you were talking about with the roof work and drying it in?

Mark Dorsten: I will get up with Kevin and get him a specific dry in estimate.

Kevin Cruson: Can you hear me guys? I would like to move ahead and get approval to get it dried in so that we do not lose what we have. I have a dry in estimate of \$38,000.00. Mark do you know where you guys are as far as that?

Mark Dorsten: No, I have to look at it and I want to make sure that we are comparing apples to apples on what they are including in their dry in. It can get it to you in a few days.

Joey D'Isernia: Does the drying in project require a board vote or can we just....

Kevin Cruson: I would like to make a motion that we spend no more than \$50,000.00 to get it dried in so that we do not lose the building. The amount of rain that we are getting we will lose

what we have left in that building. I make the motion to spend a maximum of no more than \$50,000.00 to get it dried in, and we get our framing in to get the structure solid.

Joey D'Isernia: So, the framing that you are talking about is that just the roof framing or does that include window framing?

Kevin Cruson: Yes, it is both. It is removing the cupola, we have cut out the spiral staircase, repairing the east wall and then getting it dried in.

Joey D'Isernia: Okay. I am fine with that motion do I hear a second?

Brian D'Isernia: I second that motion.

Joey D'Isernia: Hearing the second do I hear any opposition? Hearing none that motion passes. We will move forward on getting that bid competitive and spending a maximum of \$50,000.00. Hopefully spending much less than \$50,000.00 and getting that building properly dried in.

Mark Dorsten: Gentlemen are you looking at getting a metal roof on it or do a peel and seal over it?

Kevin Cruson: I like a metal roof, but I do not think that we can do it with this \$50,000.00.

Joey D'Isernia: Okay. Moving on we discussed the mowing contract...

Kevin Cruson: I missed most of that. Did we make a decision on that?

Joey D'Isernia: No all we said was that we need to go out and get competitive bids on performing it and ultimately get a new mowing contract. We had a suggestion that we approach Nolescape to put in a bid on providing its mowing services. That is what was said.

Kevin Cruson: The bids on it...it was.... U.S. Lawns wanted to jack up the price to \$80,000.00 a year. We got another quote for \$45,000.00, and another quote from Chris Walker with his L.L.C. doing the work himself. Chris are you on the line?

Chris Walker: Yes, I am.

Joey D'Isernia: Is that for mowing the common areas?

Kevin Cruson: Yes. What we are doing is having Cheryl Little do the individual lots like she has done in the past and have another contractor mow the common areas. We split it up since it is a monster of a task.

Joey D'Isernia: Who are the other companies that provided quotes for the mowing? You said one quote was \$45,000.00.

Kevin Cruson: Chris do you have their names handy?

Chris Walker: No, I do not know who the other companies are. I have my company's quote.

Kevin Cruson: Chris who was the company that quoted \$43K-\$40K?

Chris Walker: I do not know but Linda may know if she is still on the line.

Luke D'Isernia: Guys we just lost the video feed of this meeting. We have only audio now.

Joey D'Isernia: That is alright as long as we can still hear each other.

Chris Walker: Can you guys still hear me?

Joey D'Isernia: Yes, we can hear you.

Chris Walker: Okay, I have been covering the mowing since U.S. Lawns left. It is August which is the highest growth month, which means probably three mowings this month. My plan was to mow the sides of the runway, the ditches, and both retention ponds. Then next week come in and mow the sides of the roads and the entryway into the community and the creek along the overpass. My bid includes buying the equipment, and I would like a three-year contract, but I know that that is not what we have done in the past. It seems like most of the contracts in the past have been from March 1st to November 1st But I thought that we could put in another

mowing because there are still weeds growing after the grass stops growing. That would be 19 mows. It is a tough to have someone come in and mow the whole Airpark in one day. Being close to the airpark is a plus due to weather. That is my opinion on it. If you guys find anyone cheaper, I understand.

Joey D'Isernia: I understand what you are saying. I think that we would be interested in seeing your proposal if you have already sent it in.

Chris Walker: Yes, I sent it to Kevin. I do not know if you guys have seen it as it was submitted very recently as I was waiting on liability insurance quotes. I finally got the insurance. Mowing equipment lasts only three years.

Joey D'Isernia: We have had terrible issues with the mowing. I think that the idea is to get consistent mowing services at a reasonable price. I appreciate your efforts Chris. We need to look at all these quotes and after that make a decision. Kevin is there anything that you would like to add?

Kevin Cruson: I agree with what you are saying. We may have to have another meeting sooner than October to discuss all these things. We should do that meeting in person.

Joey D'Isernia: As long as we can provide proper notice for it, we can hold another meeting sooner than October. I have no problem with it.

Kevin Cruson: Yes, we should probably have another meeting sooner, With the mowing issue U.S. Lawns has really stuck it to us by abandoning the contract now. I do not want to do business with them ever again.

Joey D'Isernia: I understand that. Well as soon as we get all this information, proposals, estimates and bids all put together where we can have something to look at and be able to make a decision then we can schedule a meeting sooner than October. Alright Linda are you still on the line?

Kevin Cruson: Before we go any further in the interim, Race and I discussed and what we agreed to do is to pay Chris to for mowing at the amount that we paid per mowing which was about \$1,300.00 per mow. He has mowed twice. Before we have this next meeting Chris, would you be able to perform one more mowing at this same price?

Chris Walker: Actually, I was looking more at getting paid \$1,750.00 per mowing, but I can do it for \$1,688.00 at the lowest.

Kevin Cruson: We need to make a motion to okay this interim mowing before this next meeting.

Joey D'Isernia: I hear that motion do I have a second?

Luke D'Isernia: Wait a minute. At what rate are we going to pay for this mow?

Joey D'Isernia: Chris \$1,688.00 was your lowest price, with insurance factored in?

Chris Walker: Yes.

Joey D'Isernia: Well, this is interim mowing. Kevin you are closer to this project if you think that that price is reasonable, I will support it.

Kevin Cruson: Yes, it is a reasonable amount.

Joey D'Isernia: Okay we will pay for the one mowing at the new rate concerning the motion. That being determined do I hear a second?

Brian D'Isernia: I second that motion.

Joey D'Isernia: Any opposed? Hearing none that motion passes. We need a contract at a fair price and the association has an out for conditions such as non-performance etc. Kevin are you good with that?

Kevin Cruson: Yes.

Joey D'Isernia: Okay. Linda are you on the line? Linda has done a really great job performing the bookkeeping for the association. She has gone above and beyond in performing her job. She is retiring from being the bookkeeper. We appreciate her, if there is anyone interested in being the new bookkeeper please send an email to one of the board members and we will consider your application. Hopefully, we can get a replacement soon.

Kevin Cruson: I would like to echo those sentiments.

Joey D'Isernia: Ah, okay. I would like to have a board meeting as soon as we can to consider the mowing contract. That being said, I would like to schedule a meeting for six weeks from now so that would be in the first week of October. Please take a look at October 7th at 6pm. We do not need to vote on it but see if that fits everyone's schedule for the next meeting. We will call a special meeting for the mowing contract if we get all the information nailed down. Is that good with everyone?

Luke D'Isernia: It works for me.

Kevin Cruson: Just to add a few things. The website is getting close to being operational. So, we all need to take a look at that. I will send out an email when it is time to take a look at the website. We have a committee that is looking at updating the by-laws and it has come to my attention that we might have an issue. Apparently, every association has to renew its covenants every thirty years. I believe that Mark Dorsten is heading that committee.

Mark Dorsten: Yes, that was part of the retainer with the attorney. I need to go back and see if during the last restatement if they renewed them. If it is not renewed every thirty years, we have to deal with the Marka law which states that any covenant rewriting, or amendments is put on hold until the covenants are renewed. This is to cleanup old records. It only takes a 51% vote to renew the covenants and that can be performed with the currently standing HOA board members. It takes a larger percentage vote to amend the covenants. I need to check on the expiration date and the renewal date and I will email that information to the board members.

Joey D'Isernia: Thank you Mark that will be helpful. Is there anything else that you would like to mention Kevin?

Kevin Cruson: No, I am good with only mentioning those two items.

Joey D'Isernia: Okay. That looks like that is all the items on the agenda for this meeting. Do I hear a motion to adjourn this meeting?

Brian D'Isernia: I motion to adjourn this meeting.

Joey D'Isernia: Do I hear a second?

Kevin Cruson; I second.

Joey D'Isernia: I heard the second of this motion. Any opposition? Hearing no ne the motion passes and this meeting is adjourned.

Meeting is adjourned.