

SCAPOA Annual Board of Directors Meeting 6/9/21

Board members in attendance Brian D'Isernia, Joey D'Isernia, Luke D'Isernia, Mark Dorsten, and Kevin Cruson. Being held via teleconference due to the Covid -19 Pandemic.

Joey D'Isernia: Please everyone to reduce the amount of static on the line please mute your phones until such a time that you would like to speak that would be helpful. We do have a quorum with myself, Mark, Kevin, Luke and Brian on the phone. The items that we have on the agenda are to establish a quorum which we have done; election of new officers; approve the minutes of the last meeting, update on revitalization process; discussion on the Burg management company; updates on maintenance projects and updates on improvements. We will walk through all of these items. The first thing that I would like to do is review and approve the minutes of the last meeting. I know that Luke had distributed those out I believe that everyone has had enough time to read through them. Do I have a motion to approve the minutes as they stand?

Brian D'Isernia: I make that motion.

Luke D'Isernia: I second that motion.

Joey D'Isernia: Any opposed? Hearing no opposition that motion passes. The next item on the agenda is election of officers for this year. I put forward the motion that the officers be myself as president, Brian D'Isernia as vice president and Luke D'Isernia as secretary. Do I have a second?

Brian D'Isernia: I second the motion.

Joey D'Isernia: Any opposed? Hearing no opposition that motion passes. So the next item on the agenda is an update on the revitalization. I did receive confirmation from Burg Law Group that not only was our revitalization approved by the DEO it has also been officially recorded by the Bay County Clerk of the Court. So at this point our covenants have been revitalized. So that is now behind us. The cost for revitalization is a fixed fee that was previously approved of. I do not know of exactly where we stand with Burg today on their invoicing. We are current on their invoicing, but I do not think that they have provided us with their final bill, which I will double check. That revitalization is now behind us. Are there any questions from the board members on that particular topic? You should all have copies of those revitalized documents. Hearing no questions, we will move on to the next item on the agenda. Let us hold the discussion on the management firm towards the end of this meeting and roll into regular maintenance updates and then improvement updates. Kevin looking at the first regular maintenance project I know that you have been working on it to keep it going. Is there anything that we can discuss concerning that? Do you have an update for us?

Kevin Cruson: As far as the mowing we hired Sal and his wife's company and they have done the mowing so far this year. I have heard good things about the services that they have provided. Although I have not been around to see it. Mark, do you want to chime in on this subject?

Mark Dorsten: Yes, I have worked with Sal for several years. He is the gentleman that provided the dumpsters for the EAA and also for the clubhouse. I spoke with him after their second mowing, he is okay with the pricing. He doesn't see a problem with the contract. It is Mala Enterprises, and the contact is Shayla. If anyone wants the contact information, I will email it to them. I know Kevin has it as well.

Joey D'Isernia: Yes, if you could email that information to me just so that I can have it as a reference. Kevin is that on a per mowing basis or a monthly basis what did we work out with those folks?

Kevin Cruson: Right now, it is on a per mowing basis. We really do not have a signed contract. It is on an interim basis to see if they would work out for us. So far, they have exceeded our expectations. I have no issue with trying to get them I not a yearly contract. It has been hands off they get the job done with cleaner cuts and edging. Cheryl enjoys working with them. Really so far it has been slick. We have them as an option and I have another option. A kid that lives in the area was interested and Mr. Summers was interested in the past. Those were the three options. That is the main thing that we have been dealing with. We have long term maintenance projects that we are looking at. We have not touched the culverts. The road was a project that Race was on and was right in the middle of and it just stopped. I have no idea.

Race never came out to look at it once the guy started on the project. It is a mess. The road is a mess. Park Way is a mess I heard that a sinkhole started on it. We need to get someone out there to start getting Park Way fixed, where it is decent. Air Way is also starting to have issues. The roadways are definitely an issue. We also have the leaking culvert pipes from last year. Those are the issues that come straight to my mind. Mark, do you know of anything else bad?

Mark Dorsten: Yes, you and I talked briefly about the bid that we got from the concrete company to build the concrete handicap ramp for the aero center. That company is from Wewa. The guy's name is Jamar Patrick. He said that the concrete needed, or the ramp was not a full load and he wanted to know if there was anything else that we needed done. I can give him a call and see if he can cutdown those catch basins and maybe cut that pavement down and put a cap on the break on the culvert on Park Way. If he is willing to do all three of the culverts and the wheelchair ramp. If you guys want me to, I can talk to him tomorrow. He is a regular concrete contractor. I met him on another project.

Kevin Cruson: The catch basins are not a concrete truck type of deal. In my opinion, and this is just my opinion even though I grew up doing this kind of work is that what needs to happen there is that we need to dig them out very judiciously using serious shovel power to dig them out. If we get a machine to dig around them, we will disturb them more and they will settle, and we will get into a mess. I think we need to dig them out by hand and then go in and use sand or cement or some product like that or grout to seal those joints correctly. Putting a lot of cement weight will settle and cause more issues. That is my experience. It is a really miserable job; we need to find someone to do all the digging and grouting in my opinion. It is a miserable job. It is going to be hard to find a contractor that will do it.

Joey D'Isernia: Does anyone have any ideas of contractors we can talk with to see if they will do that work?

Mark Dorsten: I can talk to Jamar. He has a crew and I have seen them work on other projects. He has a lot of guys, and they are not afraid of hauling concrete in wheelbarrows. Kevin will need to talk to them at some point to tell them how he wants the job done.

Kevin Cruson: I am not afraid of giving them a shot. I do not want to see a concrete truck dump cement on it because that will create a mess if it is not sealed up properly. But yeah, if you think he can do the job I will talk to him.

Mark Dorsten: He is a good first try.

Kevin Cruson: Mark where were you talking about doing the concrete work on Park Way?

Mark Dorsten: I was wonder what do you get if you...how are you going to patch the culvert are you going to put a cover over the break in the tile and then put a patch over top of it for now or is there something else that you can do besides digging up that culvert and replacing it?

Kevin Cruson: Oh, so it is that spot with the culvert pipe that is leaking. Do you think that the culvert pipe is causing that?

Mark Dorsten: Yes, it looks like it is leaking at the seam.

Kevin Cruson: I have not seen it. Which one is it? Is it the one next to Alan's old house?

Mark Dorsten: It is the one on the turn. Luke, correct me if I am wrong you live on Park Way.

Luke D'Isernia: It is the culvert right before you get to the bend on Park Way as you are heading towards the gates. It is a small pothole.

Kevin Cruson: All those were concrete joined pipe that we have been fixing several of those pipes. We can either use rubber pine sealer or we can patch that one with concrete. I do not know how long that will last though. Water and sand get into those seams and flush out from those pipes.

Joey D'Isernia: So, you would grout down like grouting the catch basin...

Kevin Cruson: That is more like a temporary fix. What we did by the one next to Luke's house was to cut the road and um we went in a put in the rubbery sealant to fix that one. That is a lot of expense to do that but if we get those guys to do the grouting, we can get them to do that on top of the grouting as well.

Joey D'Isernia: I would like to do it that way as it is going to be expensive to get a contractor to replace the whole culvert.

Kevin Cruson: Yeah, but if we go with these guys, we can give them a shot.

Joey D'Isernia: Yeah, I agree Mark can you get up with those guys and see if they want to do it? They can quote it fixed price, or they can quote the project not to exceed this amount.

Mark Dorsten: Yes, I understand. I forget the exact quote for the wheelchair ramp. I believe that it was \$2,200.00 to remove the retaining wall, cut the concrete and install the ramp. The price was not bad so I believe that he will give us a fixed price, but I will definitely ask him. He has been here already. Is there something else that he can do with ready mix concrete so that he has a full load or is that too far off of this subject?

Joey D'Isernia: I do not know. Does anyone have any ideas what to do with a half truck load of concrete?

Kevin Cruson: I do not know if we are quite ready to do the wheelchair ramp on the association building. Um my thoughts would be to fix the roof that should be done this week. Next would be to put in the windows and the doors and dry it in. It is a separate project from grouting. Wait we could use the spare concrete for the sign out front if we wanted to start on that. That would be pouring a footer etc.

Mark Dorsten: I was thinking of that too Kevin.

Kevin Cruson: Yes, we can do those two projects together, the sign and the ramp at the same time.

Joey D'Isernia: Can they do those signposts as well? Are the wood or metal posts?

Kevin Cruson: I am pretty sure that he had large timbers being used as the posts. 8x8 or 10 x10 timbers.

Joey D'Isernia: So, we would dig holes to put the timbers in and then pour the concrete around the posts like footers.

Kevin Cruson: Yes, then we would get that sign cut maybe by the shipyard. Like the one on the gate but a larger scale.

Joey D'Isernia: Yes. So, I believe what we should do is have Mark work with him on those two things. The grouting project in the two areas and the ramp and the sign with a foundation for the sign itself and the posts.

Kevin Cruson: Yes, that would be good.

Joey D'Isernia: Mark could you work on that with him?

Mark Dorsten: Yes, I can.

Joey D'Isernia: Can you get quotes from him and then shoot that quote to all the board members. Depending on the amount if we need to hold a vote we can. We will make that determination once we have those quotes.

Mark Dorsten: Yes, I was looking for the drawings while you were talking Joey, I will pull those up later. The designer is known for using concrete, posts, and building pole barns.

Joey D'Isernia: If we could go back to the road for a moment. Not the culvert area but the area that Race was working with the contractor on. The job never got completed. I have not seen it but what is the condition of the road. What is left to do.

Luke D'Isernia: Well basically Park Way half of it has that black spray on coating the other half does not. The hole that is by the culvert is the length of a five-gallon bucket. It is probably three inches deep.

Kevin Cruson: The biggest problem with the road is even with the half that is painted black in my opinion is that the cracks are not fixed. Use cold patch and filling the cracks. In my opinion the contractor did not do that he sprayed the black coating over the weeds. No cracks were being filled so that is why I refused to keep paying. There is no reason to pay this guy, even though it was Race's project, I was not going to pay so I threw down.

Luke D'Isernia: I understand that but we need to get up with Race to see where the guy stopped. I believe that we still have a contract with the guy and if we are not going to continue using that contractor then we need to look at that contract and act accordingly. We need to dot our i's and cross our t's.

Joey D'Isernia: Luke can you get up with Race and see where it was stopped and once you have that information, please distribute that information to the board. I want to make sure that we have all the information. If the guy was doing a crappy job, we do not need to bring him back.

Luke D'Isernia: I know that some of those cracks were patched....

Joey D'Isernia: We can possibly use the concrete man that Mark has been talking too and see if he would like to do that work.

Luke D'Isernia: Yes, I understand that, but we need to dot our I's and cross our t's. I do not want to have this other contractor come back and say that he has a contract with us and then sue for breach of contract if we do not let him finish the project.

Joey D'Isernia: I agree with that Luke. Please get up with Race and find all the information.

Luke D'Isernia: Okay, I can do that.

Joey D'Isernia: Mark when you are talking to the concrete guy about the two projects, can you show him the cracks and see if he is willing to do the work and get them fixed?

Mark Dorsten: I can ask him and see what he says. A lot of it depends on how busy they are with other concrete work projects.

Joey D'Isernia: Okay between those two I think we will get something going as to getting that project back up and completed. We need to finish that project. Race was in charge of that project, and he is no longer on the board. I think we can get the information on what agreements are in place and take it from there.

Kevin Cruson: Luke when you talk to Race, we need to get all the copies of SCAPOA paperwork from him and out of his office then give them to one of us. He has at least two copies of the runway plans and a bunch of copies of old documents. Those are history of the association that we need to get back and hopefully we can get to the point where we can house all that documentation there in the association building. I know that Race's office is congested. I have a set of runway plans too. I had a member approach me about cleaning out the ponds for us. I want to make sure that he knows where the utilities are located.

Joey D'Isernia: That is a good idea. When you get up with him ask him about that and where they are located so that we can retrieve them.

Luke D'Isernia: Yes, I will get up with Race and take possession of the paperwork.

Joey D'Isernia: Thank you. That was most of it as far as maintenance. Next set on the mowing if we can back up to that is Kevin would it make sense to get up with that guy and work on something more permanent with him like a contract. If so, do you suggest paying per mow, or monthly or yearly? I know in the past that we tried to keep it per mow to motivate them.

Kevin Cruson: Yes, I really like paying per mow. The issue with the yearly contract is that we get in a rut when we pay through the winter and then spring comes along, and the mower leaves us high and dry. I do not like it when that happens. I think Sal is happy with it being per mow.

Joey D'Isernia: Yes, I like paying per mow but if the guy is happy with the price and we can get him locked into performing the mowing services by looking at a yearly contract that we should look at that as a possibility. Maybe we can have it where, if he is okay with the price per mow, he knows what he will get per mow at this rate and at least we will have something that we can both rely on.

Kevin Cruson: Right. I agree I think we need to make sure that he doesn't get buried with costs. I know the price of gasoline is going up. I agree it would be nice to have something more formal.

Joey D'Isernia: Is that something that you can work with Sal on Kevin?

Kevin Cruson: Yes, I believe so...I need to get up with Sal anyhow I have not talked to him recently I have communicated with him through text. I have heard good things from the neighborhood.

Joey D'Isernia: Now let's talk about the Clubhouse and the first phase which I will call the dry in phase. I would like to discuss the approach to ultimately finishing it. Mark, could you give us an update?

Mark Dorsten: Um the gentleman is working on the roof, and he has built the porches. Once he finishes the roof, the way we framed those window openings we left them very large. So that maybe we can find some picture windows. I am not going to call them seconds but some surplus windows from a window supplier. I was going to call ABC and Builders First Source to see if they have a couple of surplus windows, I think it is only four or five windows, we can frame in two of them and save money that way. We need two opening windows for egress, but the next step is to put in the windows and the doors. Talked to Dr.

Ratha, we do not have to put in the commercial grade double size doors. We can just put in thirty-six-inch doors and bring the holes in and that will meet the egress. That will save us substantial amount of money. We do need to put an opener on the wheelchair door up front. After the doors and windows, the next step is replacing the exterior siding, the hardy board or concrete siding. We were not planning on putting in impact windows and spending the money on them unless we stumbled into a good deal. Instead, we are going to use picture windows because they are a lot stronger, and they do not leak in a hurricane. So, in summary next windows and doors and then siding.

Joey D'Isernia: Do we have approvals in place in order to let those subcontracts go into place and pay for them? We have the blanket approval up to fifty to fifty-five thousand.

Luke D'Isernia: I believe that it is fifty thousand.

Kevin Cruson: We spent thirty thousand on the roof. Isn't that right Mark?

Mark Dorsten: I forget Kevin. The check was made out... We have not paid out anything on it. The guy gave us the wrong name and he could not cash the check. Now we have to replace the five thousand dollars. I believe that that was the deposit wasn't that the case Kevin.

Kevin Cruson: We gave him fifteen.... And that was for all the lumber. He did not do a great job bidding this thing as he went off what was described to him. He did not look at the plans. He did not exactly understand how much we were looking for the porches. They are smaller than what we wanted. The guy is getting beaten up on this job and he is a new contractor. He is over his head so I sent him another five thousand of what I believe is the thirty thousand total for the roof so that we could get the roofing materials and get the job finished. I do not know it is kind of a mess with the check. We wrote it out to his company but his company did not pass through the Florida so he cannot cash the check... Dr. Ratha has paid him the five thousand dollars so that he can get the materials. It is a messy deal and I do not like it. We need to repay Dr. Ratha five thousand dollars and then pay the balance to the contractor when he is done. It has been a challenge.

Mark Dorsten: That is correct Kevin. He bid it on a gable roof instead of a hip roof on the porches...

Kevin Cruson: Right.... right. Yeah, it was that and the length and the height... it was several things. He definitely is behind on this project.

Joey D'Isernia: Who is managing... I thought Mark was managing all of these subcontractors... is that still the case?

Kevin Cruson: No Mark did the gut out and...

Mark Dorsten: That is correct Kevin. Dr Ratha pulled the permit for us. Me and Kevin were looking for roofers and Dr. Ratha found this guy. I have not been doing day to day supervision on it.

Joey D'Isernia: Okay let's make sure that we do not pay for work until it is completed. I can understand materials and then once we get the work satisfactorily completed, we need to make sure that we get a final payment affidavit so that it closes it out properly.

Kevin Cruson: Yes, we do need to get a good receipt saying paid for on this one and then get Dr. Ratha resolved. I am going to talk to Linda and see what she can do to help us.

Joey D'Isernia: So, once we get the porches built out and the deck and get the roofing done... We have the windows and the doors then it is dried in right, that is the dried in phase one, correct?

Kevin Cruson: This is phase one yes and then finish the inside. We need to figure out what we want to do on the inside ceilings with the sheetrock and then the electrical and then the flooring last.

Joey D'Isernia: Yes, I would go out and get these on a fixed price to finish it instead of acting like a general contractor and chasing down all of these subcontractors.

Kevin Cruson: We can try...

Mark Dorsten: Kevin you had a plumber come out. You had an electrician come out.

Kevin Cruson: Yes, I had Kenny Strange electric come out. They are willing to do the electrical work. The idea was to do a little self help but that has not transpired no one wants to do much. The guys had a good weekend with the tractor cleaning up.

Mark Dorsten: Yes, we got most of the tile up. That was Scott Dickerson, Wayne Reisinger, and I with Kevin's tractor. I do have one drywall company approach me. Drywall is going to be a tough job. It was all originally framed to be exposed but there is a lot of irregularities in there. So, there is going to be a lot of fairing to do in there. A lot of prep for drywall, but we are still a long way from there. We need to move the water heater due to code; I know someone told me that because it would be easier to reinstall it to the new code and that is all I remember. Kevin what else is left there? I know that we are permitting for everything through Dr. Ratha. The GC yeah remember we paid him a few thousand so that he could renew his insurance.

Kevin Cruson: Yeah, we are committed. I am still not dead set on doing sheetrock on the ceilings. When we get to that point, I would like to see what it would cost to do wood on the ceiling, maybe cedar so that way we do not have the risk of a leak in the future, but I do not know we have to get to that point.

Mark Dorsten: No, you can do whatever you want the thing is that because we did not put insulation under the roof, we have committed ourselves to insulating between those joists and we will need to put a ceiling in.

Kevin Cruson: Yes, we need to put in good insulation in place. That will be good.

Mark Dorsten: Yes, that was the other discussion whether to put in a split systems instead of a standard HVAC system or install a small standard HVAC system that would keep the humidity down and then use split HVAC systems when it is being occupied. The other was to use all split systems.

Kevin Cruson: Yes, I like using three mini split systems, and have it...really, we do not use it that often. We can have one on to keep it dry. If we need to use it, then turn on all three. Yeah, I have a source for the HVAC system. I have a good installer of that on pause until it is time.

Joey D'Isernia: So, we need to need to roll through this and design an HVAC system and get a subcontractor to install it which is the approach that we have taken so far, or we can come up with an overall specification have it fix bid with contractors. Either approach is okay as long as we bind it with some numbers so between Kevin and Mark are you all comfortable continuing down the management of subcontractors approach or rather finish it out per specification and have contractors fix price that specification and let it go out as one contract?

Mark Dorsten: Well, we went out and got the permit with Dr. Ratha as there were some complaints that I was making money off of the association. So, I did not want to be the GC to finish it as I did not need to deal with all the drama. We can find someone else, or the hard part was the framing. I say let's let the roofer finish, if we can find those windows (it is pretty easy to find the windows) and fix the framing and then find a decent siding guy then we can just stay on this path particularly if Kevin's electric and plumber come through. Maybe we will do it a bit longer as we already have the GC permit through Dr. Ratha, I just assumed that if it keeps on working then we wait to commit to one way or the other. Let's finish phase one.

Joey D'Isernia: Okay let's do that...

Kevin Cruson: I would like it if someone else is ultimately responsible.... Joey I am comfortable with this for a little while, I am not against your idea of going to a fixed price so that we do not have to manage it. The problem is finding someone that can do it. That is tough.

Joey D'Isernia: Let's get the dry in done. Meanwhile we need to write down our thoughts on paper on how we want to finish the inside so that we can come up with a specification together and then there would be time to make a decision on the approach to the finish work. For now, let's get the dry in completed. Focus on that.

Mark Dorsten: Joey you know that when we put a contractor in charge this thing will go from being done in a year to being done in four months.

Joey D'Isernia: Yeah, I want to take a look at it with the big picture in mind. You can save money managing the subcontractors, but also it is hard to get their attention. They work the hardest for those they work the most with which are the general contractors. So, let's continue to get the clubhouse dried in and

getting to that point. Then we can regroup and decide what approach to take from there. It does not hurt to go out and get pricing, see the price and availability. Okay we have gone over quite a bit. Luke you were going to get up with Race and pick up the pieces of that one contractor and getting all the documents in possession. Kevin you are going to get up with the mower to see if we can lock him into a longer term. Mark you were going to get with Jamar on those two grouting projects and see if he is comfortable working on that crack filling and sealing project on Park Way. The last thing I wanted to talk about was hiring a management company. Linda has agreed to carry on through the end of this year if we need her as bookkeeper and share a lot of things. She does all the bookkeeping. She wants to retire from that. We need to keep that going but also but have a more consistent day to day management of the community and enforcement to have a better presence for members to reach out to if they need to reach out. Also, there is a need for top to bottom management is an area that we need to improve on. For the past couple of months, I have reached out to several management groups. I have only gotten a response from one that was interested and that is Burg Management I do not have the quote in front of me. There is a lady named Tammy Mallory she has already visited the community. She has given us a quote on the scope, and I would like to recirculate that quote amongst the board members to look at it and make sure we do not have any question on the scope and pricing. Then from there we need to see how we will proceed. The initial estimate was that as a community we can as community we can pay for this service, I will need to review the quote. It would come with an additional roughly one hundred and fifty dollar per lot per year which in the big scheme of things is a very reasonable figure especially since dues in Sandy creek have not changed since as long as I can remember. So, what I would like to do is circulate that quote to the board members and I can act as a conduit to get information from the management company to get all our questions answered satisfactorily. From there we can make a decision in the future. Does that sound like a good plan to everyone?

Luke D'Isernia: Yes, that sounds good to me.

Mark Dorsten: I have a friend that is the human resources director for Hammersmith which is the largest firm out in the Rockies. They are not in Florida, but she mentioned several large companies in Florida that I can get her to send you information on or are you set with what you have found.

Joey D'Isernia: Yeah, I am set with what I have found. I have reached out to three companies I got two to respond and only one of those gave us the time of day. That was the one that Neubauer recommended, and they have visited the community and they have offered to get us motivated to sign up with them, so they have reduced the setup fee by six hundred dollars....

Mark Dorsten: Will they also take over the website? I am getting it setup but my guy Porter took a new job so that has slowed progress. A lot of management companies do manage the websites. We need someone to input information on it.

Joey D'Isernia: I do not know the answer to that question, but that is definitely a question we can ask them. The answer may be in the quote.

Mark Dorsten: If they want to log to the admin screen, I can give you the credentials so they can log in. I have given the credentials to Linda already.

Joey D'Isernia: Thank you, Mark if you could email that to me for my records that would be great. If we go this route, we will need to have a sit-down meeting with Linda where she will hand over all the passwords etc. She has all that stuff organized. I will recirculate this quote. Please send all questions to me and I will funnel them to Tammy.

Kevin Cruson: I took a look at it and the value that they provide is reasonable for what they will charge. The issue is raising dues. The board can vote to increase the dues.

Joey D'Isernia: Yes, I agree with you on the value. I believe that it is a board vote to raise the dues. This will be a tremendous value. It will help the marketability of the airpark.

Kevin Cruson: Having the neutral third party mailing off items to members will be great as the board will not have to play sheriffs.

Joey D'Isernia: That was the last item on the agenda. Is there anything else that we would like to discuss? If not I motion to adjourn this meeting.

Luke D'Isernia: I second that motion.

Kevin Cruson: What about having an ACC meeting after this?

Joey D'Isernia: Kevin we had some new information, but I would like to review the information first and then have another meeting in the future on that. I would like to review the information first. I want to move on those things quickly. But we need to have another meeting to discuss that.

Kevin Cruson: What about crashes lot we should give him an answer soon.

Joey D'Isernia: Has the sale closed on that lot yet?

Kevin Cruson: I do not know if it has.

Luke D'Isernia: I do not know if it has closed or not, but I would like to wait until it has closed before providing him with an answer. He is not a member until he is a lot of owners. I would hate to do the work and provide an answer then have the sale not get done and we have wasted our time.

Joey D'Isernia: Did we get a request for additional information from this guy?

Kevin Cruson: Yes, we got that information from him, but we have not responded back to him.

Joey D'Isernia: We have told him that we will be more than happy to provide unofficial guidance until the lot was sold.

Ray Levine: I am a member that has just purchased a lot what is the procedure that needs to be followed to get the plan reviewed and decided on.

Joey D'Isernia: That is a good question. In past meetings we have outlined the process. There is an initial conceptual approval where the lot owner can show us what they want to do in order to get approval from the county. Once you have approval from the county you will need to present those approved county drawings to the review committee for final approval. We will be writing down a description of this whole review process in the future. We will make that available to the community please send us an email with your information.

Luke D'Isernia: With the two-stage process we want to make sure that there are no drastic changes to the plan in between the two review stages. We do not want to be shown a mustang at first and at the second stage be presented with a pinto instead. To use an analogy.

Ray Levine: Thank you I total understand that analogy I have been there and understand that. I would like to thank the board for your forward thinking and your hard work you are appreciated.

Luke D'Isernia: Thank you for those kind words, Ray I have also received compliments from our lot owners that do not yet live onsite.

Ray Levine: Mowing is for common area or private lots?

Kevin Cruson: Yes, we have two separate companies. Association pays for the common areas. Lot owners pay for their lot to be mowed. We need to move on Crashes lot and address Mr. Summer's lot. We need a good plan on that.

Joey D'Isernia: Yes, I agree on that, but we need to review the information beforehand. We need to resume with the hired counsel on that with Mr. Summers.

Kevin Cruson: Yes, we need to move on that.

Joey D'Isernia: I agree on that. Anything else that the board would like to discuss? Hearing none I motion to adjourn the meeting.

Luke D'Isernia: I second that motion.

Joey D'Isernia: Hearing no opposition I adjourn this meeting.

Meeting adjourned.

