

## Minutes

**Board Members Present:** Jackie Walker, Jerry Barnett, Dottie Teetor, Margaret Passailaigue, Bob St.Onge, Dan Childress\* and Chris Webb. **Absent:** Dave Ardis and Michael Barrett.

**Others Present:**

Committee Members: 2

Other Foundation Members: 2

Non-Foundation Members: None

Restrictions Compliance Administrator: Michael Hart

**INVITED GUESTS:** None

**MINUTES APPROVAL:** *J. Barnett motioned to approve the Aug. 5, 2008 Mtg. Minutes; seconded, carried 6-0.*

**PRESIDENT'S TIME:**

**STANDING COMMITTEE REPORTS:**

**Restrictions**

M. Hart, Compliance Administrator, advised that 62 letters were sent (violations, warnings and statements for outstanding fines due). He advised of the continuous and conscientious effort that is done in conjunction with the Chair to issue reminder and violation notices as warranted; also stated that initial response time to calls is typically very prompt. When we are sometimes questioned about the status of an issue by another owner who receives a violation or reminder notice, we assure them that it will be resolved and fines may continue until done. Approx. 81 hours were logged for the month. **Report accepted.**

**2007-2008 Nominating**

Chair, P. Endel reported: The Nominating Committee met August 26, 2008 to interview the three applicants to fill the three Board seats up for election at the upcoming Annual Meeting in September. All three were unanimously placed on the Ballot: Bob St. Onge, Thad "Buddy" Goodson, and Paul Meierer. She acknowledged that all three bios had been received for printing purposes. Ms. Endel thanked the members of the nominating committee for their service: Dottie Teetor, Margaret Passailaigue, Rosemarie Baker, Kaarman Richburg, Jim Ball and Susan Radley. **Report accepted.** Pres. Walker thanked Ms. Endel and the Committee for their work.

**Finance**

Treasurer, M. Passailaigue, CPA, advised that according to P.O.Mead and Tommy Boals, we could need approx. \$250,000 cash for a Hurricane debris & tree clean-up alone – this does not include landscape/tree replacement. She also reported that Annual Assessments have not been received from approx. five percent of the property owners and require legal action which is in process. The Finance Committee along with Pres. Walker and Landscape Co-chair, D. Teetor, completed the landscape maintenance contract negotiations - she will present the Committee's recommendation under Unfinished Business. **Report accepted.**

**Maintenance**

Chairman Barnett reported: 1. Following the Gazebo roof repair that had to be contracted out, he stained the new ceiling section. 2. Replaced a faulty light bulb at the Governors Rd. New Charlestowne entrance. 3. Removed four old wood electrical light boxes and concrete from the Gazebo area and secured the electrical wiring. 4. Repaired, once again, the flood lamps at the Front Entrance Island; he is planning to replace these with a better quality due to the water seepage problem. 5. Cleaned the debris from two areas at the Parkway & Plantation Cr. where a vehicle completely demolished both signs.

**Report accepted.**

\*D. Childress Arrived

**(Maintenance Continued)**

D. Childress inquired as to the responsibility of the road brick at the front entrance. Pres. Walker advised that it was her understanding that it was the responsibility of the Foundation, as well as the stained curb (which was originally brick); the Town/County is responsible for the asphalt only. Mugsy Kerr confirmed this to be the case.

**Landscape**

D. Teetor reported plants were stolen from the Front Entrance Island. Discussion was held regarding possible camera surveillance. ***Report accepted.***

**Security**

J. Barnett reported according to MPPD, as of 8/27/08, the following security statistics: 1. One car break-in on Farm Quarter (a check taken). 2. One burglary (surfboard taken from open garage on Plantation Ln.). 3. Two street signs were demolished; one at Parkway and Plantation Cr. – uncertain as to whether by accident or vandalism. MPPD urges owners to lock cars even when they are in driveways and not leave garages open and unattended; also, speeding even more dangerous now with school in session. ***Report accepted.***

**Architectural Control** – B. St.Onge advised eight submissions received in August and all approved. ***Report accepted.***

**OTHER REPORTS OR INFORMATION:**

-Pres. Walker thanked Chris & Celeste Webb for their work on the August Newsletter, as well as those who contributed. The timing worked well in order that it could serve the required notice for the Annual Meeting; first class postage was used to ensure timely delivery. Preprinted postage on mailings can be done whether it is bulk rate or first class which can eliminate the manual application of stamps.

-She advised of a new Garbage collection process effective Sept. 15, 2008. Garbage receptacles and all loose household and yard debris must be placed on the curb no earlier than Wednesday EVENING, but by 7 A.M. on Thursday morning. At that time, the Public Service crews will electronically note the streets that have loose debris for collection on Friday. The complete detail will be on our web site, including modified Restrictions guidelines to clarify and avoid violation fines.

-She also provided confirmation from legal counsel that the ADAR directive regarding the Annual Meeting voting supercedes the By-laws; therefore we are to continue to handle according to the ADAR.

**UNFINISHED BUSINESS (Board):**

-Based on initial and ongoing efforts of George Ballester, Pres. Walker confirmed continued support of the Board to communicate with Mayor Hallman and Council asking for their serious consideration regarding the impending Hwy. 17 widening which will cause greater impact to the life style quality (visual and noise), as well as property value affecting primarily the 33 adjacent properties as well as others near-by. The Board agreed to support the goal of getting the Town to seriously consider providing remedy including a sound-wall.

***-M. Passailaigue motioned that, in accordance with the ADAR (Article III, D. Suspension of Member's Rights), the Board suspend the rights and privileges of all Members who are in default of Annual Assessment and related penalties, including disallowing participation in the upcoming Annual Meeting and Election; seconded, carried 6-0. (This notice will be put on the web site.)***

(Unfinished Business Continued)

-Pres. W-President Walker reminded, and the Board agreed, that available Nominating Committee members, and/or others assigned as needed, serve as the Election Committee to include the tabulation of the votes the following morning; also, Glenn Gibbons, CPA, has agreed to certify the Annual Meeting quorum, and to participate in the vote tabulation process including certification of the results. alker reminded of the necessity that the Board announce at the Annual Meeting the appointment of the 2008-09 Nominating Committee who will serve until the close of the 2009 Annual Meeting; she reviewed the criteria and reminded of the potential need to replace members if necessary during the year to ensure a full Committee to serve and complete the process.

***M. Passailaigue motioned to approve appointment of a 2008-09 Nominating Committee comprised of the 2007-08 Committee members available to do so and others determined if needed to maintain a Committee of seven members, which must include no less than two Board members and one Class A Member of the Foundation, the Chair is to be appointed from that number; seconded, carried 6-0.***

-The Board reviewed the Annual Meeting Ballot and Agenda to ensure acceptable for printing  
***B. St. Onge motioned to accept the ballot and agenda as prepared and proceed to print; seconded, carried 6-0.***

-D. Teetor opened discussion regarding the Landscape Maintenance Contract negotiation meetings. With the exception of J. Barnett, all Directors received the draft and the subsequent terms or clarification prior to the meeting which are being presented as the final contract. Following discussion and clarification regarding various aspects of the proposed contract, it was agreed that, while emergency Board contact information need not be written into the contract due to the probability of changes, it will be defined and approved by the Board at the earliest opportunity.

***B. St. Onge motioned to approve the proposed Landscaping Maintenance contract with Ashcraft Landscaping to include the three revisions as presented, and authorize the Board President and Treasure to execute the agreement; seconded, carried 5-0, J. Barnett abstained.***

-Pres. Walker reviewed the status of the lakes management contractor situation including ongoing issues and concerns that began approx. April, 08 and resulted in our letter advising them of dissatisfaction and desire to exercise the contract early termination dissatisfaction clause. If the contractor does not agree to early termination, the contract annual termination date is January 1, 2009 and requires a 60 notice prior. She and Jerry Barnett met with another contractor to ensure a positive transition option. She will keep the Board abreast of developments for their further evaluation and decisions.

-J. Barnett advised that he will be meeting with MPWW, their contractor, and our irrigation contractor on Sept. 10 at the Whipple Road entrance to discuss the damage and restoration process, as well as processing of all related expenses to be paid or reimbursed to the Foundation.

**NEW BUSINESS: (Board):**

**NEW BUSINESS: (Foundation Members Comments):**

***B. St. Onge motioned to adjourn the meeting; seconded, carried - adjourned at 7:30 PM.***

Prepared by Mugsy Kerr and Dottie Teetor

Approved by the Board of Directors on/or before September 24, 2008.

Attested To By: **Dottie Teetor**  
Secretary