

# Crosswinds, HOA Board Meeting Minutes

February 22, 2010

5:30 PM

Present:

Board of Directors

Ron Burhans – President

Cathy Brown – Vice President

John Dogger – Secretary/Treasurer

Brian Osborne – Director

Tom Anderson – Director

IMC present:

AJ Bucko – HOA Manager

Garrett Hamilton – Minute Taker / Insurance / Collections

- I. Call to Order / Roll Order
  - Meeting called to order at 5:25 pm by Mr. Burhans
  
- II. Approval of last meeting minutes from October 6, 2009.
  - Motion – Mr. Anderson
  - Second – Mr. Osborne
  - All were in favor
  
- III. President's Report
  - Mr. Burhans reported that he was going to check on the HOA website, [www.crosswindsplantation.com](http://www.crosswindsplantation.com), domain name and change it over from him to the HOA. Mr. Dogger stated that it would be a good idea to keep the site active, in case the management agreement would ever cease because their section on [www.imcresortservices.com](http://www.imcresortservices.com) is the only updated site they have.
  
- IV. Management Report
  - A. Cash Report – Reported by A.J. Bucko as of 2/22/10:

Operating Checking –	\$38,029.98
Replacement Fund –	\$34,538.33
Insurance Reserve –	\$2,683.39
ARB M/M –	\$10,838.41

Replacement Fund Balance (2/22/10) -	\$34,538.33
10 transfers in 2010 at \$350.25/month -	\$3,502.50
FYE Total -	\$38,040.50

B. Collections Report:

-AJ reported that there was still \$26,209.40 to be collected for the 2010 HOA Fees.

-Garrett reported that payment of \$1,599.59 was received in full from the owner of 9 CWD, Senkowski, on 10/16/09.

-Garrett reported that the previous owner of 19 MOL, Hotz, filed bankruptcy and the Board decided not to file proof of claim. The property sold on 1/22/10 and the HOA received the past due balance in full, which was all of 2009 HOA fees and late fees.

-Garrett noted that we received the foreclosure notices on 80 CWD (Reed) & 86 CWD (Bell). The Board wanted to wait until next meeting to decide whether to proceed with collections activity or not.

C. Site Manager Report:

1. Addition of 2 Street Lights – AJ reported that the 2 new street lights have been installed.

2. New Benches at Dock Area: Total cost = \$1,693.00. AJ reported that new benches have been installed and look great. The Board voted unanimously to use capital funds to pay for the new benches. AJ reported that the transfer from the Capital Reserve Account will be made to cover this expense.

3. Front Gates: Survey – AJ asked the Board if they would like to revisit the front gate debate whether or not to keep it closed permanently or keep open during the day like present since this topic came up once again at the annual meeting. Ms. Brown made a motion to do a trial run and close them full-time for 6 weeks or until the next meeting, starting 3/1/10 and then re-evaluate. Mr. Dogger seconded the motion, all were in favor.

4. Biodegradable Poop Bags – AJ informed the Board that the actual small poop bags have always been biodegradable but the larger bags are not. The Board said they were not interested at this time in having the HOA purchase the larger bags as biodegradable because of the high cost.

5. Pool Depth Markers: (2) proposal given by A.J. - \$750 from HaB opposed to \$2,000 from current vendor (Atlantic Pools) – The Board decided to approve HAB Panoramic's proposal to install the new pool depth markers for \$750, per the new DHEC regulations. Motion made by John Dogger, 2<sup>nd</sup> by Brian Osborne. All were in favor.

V. Old Business

A. Parking in the Street: Ms. Brown & Mr. Dogger stated that they don't feel that on-street parking is a problem everywhere in the association and this should be taken into consideration when making a Board Policy on this issue. Mr. Burhans & Mr. Anderson don't think it's fair to let some park on the street and not others. After some heated discussion, The Board asked AJ to meet with the Hilton Head Fire Chief to find out exactly what the Fire Code is for parking in the street in the Plantation because there may be no debate once this information is obtained. The Board decided to table this topic until the next Board Meeting when all of the information has been gathered.

B. Front Entrance Upgrade – AJ informed the Board that this project is still on hold and that there is a possible town issue. Mr. Dogger reported that the town is considering widening Marshland Rd. AJ is to check with Bill Fishburne on the issue.

C. 29 Mossy Oaks Lane: Seferian Oak Tree – AJ reported that he and Ron Burhans met with Mr. Seferian's attorney (Terry Finger) and he indicated that the Seferian's would like to have the tree (deep rooted) fertilized because of the pruning that occurred. Mr. Dogger would like AJ to find out if Mr. Seferian has insurance on the tree; so the HOA would not be responsible for anything that happens to the tree if something would go wrong in the future due to the fertilization. AJ obtained a quote of \$1000 from Jone's Brothers to meet Mr. Seferian's specs (see attached) and the Board unanimously approved allocating \$1,000.00 to have this work done. The Board also instructed A.J. to get something in writing from Terry Finger after the specs have been met to Mr. Seferian's satisfaction before final payment is made. The Board also agreed to pay for Mr. Seferian's attorney's bill (approx. \$500). A Motion was made by Ron Burhan's, 2<sup>nd</sup> by Cathy Brown. All were in favor and none opposed.

VI. New Business

A. Mr. Dogger had to leave the meeting at this time so he asked to have his items deferred until next meeting. The other Board members agreed. A.J. to make sure these items are on the agenda for next scheduled Board Meeting.

VII. Adjournment at 6:35 pm

-Motion – Mr. Dogger  
-Second – Mr. Osborne  
-All were in favor.