

Stone's Throw HPR

Board of Directors Meeting

March 21, 2011
4:00p.m.
Clubhouse

MINUTES

- I. **Roll Call / Call to Order** – Roll call was done by sign-in. The meeting was called to order at 4:05p.m.
 - A. Directors Present – Gordon Jensen, President; Dale Lewis, Vice President; Tamara Davis, Secretary/Treasurer; Bill White, Director; Henry Jansen, Director
 - B. Directors Absent - none
 - C. Guest Present – none
 - D. IMC Representatives Present – Jaime Fenstermaker, Association Manager
- II. **Approval of Minutes**
 - A. February 21, 2011 – tabled.
- III. **Financial Reports**
 - A. January 2011 Financials – Henry Jansen made a motion to approve the January 2011 financial statements as presented. Tamara Davis seconded the motion. The motion passed without opposition.
 - B. Cash Position – see attachment “A”. *Attachment “A” is available for owners upon written request to the management company stating specific purpose for request.*
 - C. Collections – see attachment “A”.
- IV. **Management Report** –
 - A. Site Manger Report – see attachment “B”.
- V. **Old Business**
- VI. **New Business**
 - A. 51 rear fence – see attachment C. Attachment C is available for owners upon written request to the management company stating specific purpose for request.

- B. 60 parking – see attachment C.
- C. 48 noise – see attachment C.
- D. Review of Roofing Estimate – Per the Board request for budgeting purposes, management obtained an estimate to replace the roofs from HHI, Inc. The estimate is \$164,225. This estimate does not include installation of roof tie downs.
- E. Parking Patrol – The majority of the Board agreed to increase parking patrol to once a week starting April 1, 2011.
- F. Pool Bathroom – The Board agreed to resume cleaning the bathroom once a week from April 1 – September 30, 2011.
- G. Recycling – Jaime informed the Board of the following refuse options for the 2011/2012 fiscal year:

Option 1 (current contract):	Option 2:	Option 3:
No Recycling 3/wk pick-up off season 4/wk pick-up on season \$557 / month average	1/wk recycling pick-up 2/wk trash pick-up \$630 / month	1/wk recycling and 2/wk trash pick-up off season 1/wk recycling and 3/wk trash pick-up on season \$788 / month

The Town of Hilton Head is starting the recycling program on April 1, 2011. The recycling program is mandatory effective October 1, 2012. For 2011/2012 budgeting purposes, management asked the Board when they would like to start the recycling program. At this time, the Board unanimously agreed to not budget for recycling in the 2011/2012 budget. Stones Throw will start recycling with the August 1, 2012 fiscal year.

- VII. **Adjournment** – There being no further business to discuss, Bill White made a motion to adjourn the meeting. Tamara Davis seconded the motion and the motion passed without opposition.

Next Meeting:

Monday, April 18, 2010 @ 4p.m.
Clubhouse

Site Report – Attachment B

I. Monitoring your Service Contracts:

- A. Pool – Atlantic Pools
Satisfactory – pool opens April 1st. Service will increase from 3/week to 7/week.
- B. Refuse – Republic Waste Services
Satisfactory.
- C. Pest Control – Lanes Pest Control
Satisfactory
- D. Landscaping – Ocean Woods
Overall Satisfactory
- E. Parking Patrol – Mary Ann Kelly
Overall Satisfactory: performed bi-weekly per Board
- F. Bathroom Cleaning – Mary Ann Kelly
Performed during pool season (4/1-9/30)

II. Maintenance / Projects

Roofs and gutters – Cleaned week of March 7th. Roofs will be cleaned again after the spring leaf drop.

58 Stones Throw – Re-grading project underway. Notice was posted on mailboxes and individual notice was given to units 56-59.

Fence repairs – Numerous fence repairs were completed along Folly Field and Mimosa. Completed fence repair (replacement of a few broken boards) at unit #44. Owner claims fence was broken by landscapers. Although Ocean Woods does not agree, Ocean Woods will reimburse association for repairs.

Lighting – The 17 light posts should be sanded, primed and painted prior to the next Board meeting.

Pool Area – Pool deck, clubhouse deck, and pool furniture were powerwashed.

III. Other –

Management reported on a few compliance issues.