

Stone's Throw HPR Board of Directors Meeting

October 17, 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, Brad Tadlock, Director
 - B. Directors Absent - Tamara Davis, Secretary/Treasurer; Henry Jansen, Director
 - C. IMC Representatives Present . Jaime Fenstermaker, Association Manager
- II. **Approval of Minutes**
 - A. August 15, 2011 . Dale Lewis made a motion to waive the reading of the minutes and accept them into record as written. Brad Tadlock seconded the motion and the motion passed without opposition.
- III. **Management Report** . see attachment #5.
- IV. **Old Business**
 - A. Hurricane Preparedness / Recovery . Dale Lewis made a motion to approve the disaster recovery contract with DKI with Brad Tadlock as DKI's and IMC's secondary contact. Gordon Jensen seconded the motion and the motion passed without opposition.
- V. **New Business**
 - A. Unit #11 Alteration - The owner of unit 11 submitted an application to replace their wooden deck with permeable brick pavers. Dale Lewis made a motion to approve the alteration as proposed provided that any water valves are preserved and kept accessible. Gordon Jensen seconded the motion and the motion passed without opposition.
 - B. Irrigation System Preventative Maintenance . Jaime presented Ocean's Woods proposal for an irrigation system preventative maintenance program for a cost of \$175 per quarter. Dale Lewis made a motion to approve the contract as proposed. Brad Tadlock seconded the motion and motion passed without opposition. The contract may be terminated at any time for any reason without penalty.

- C. Perimeter Stucco Wall & Entrance Improvements. Jaime reported that the wooden cap on the stucco walls is deteriorating and rotted. Jaime presented a proposal to replace the wooden cap with a stucco cap and also add more of a column with brick detail on each side of both entrances. The proposal was submitted by Highsmith Construction for an amount of \$21, 800. Before obtaining more proposals, Jaime asked the Board if this is a project they would be interested in. The Board agreed that replacement with stucco would be less maintenance and more permanent and be aesthetically nicer. The Board asked Jaime to get additional proposals. The landscaping for both entrances is expected to be approximately \$6,600. The landscape proposal and plan will be presented to the Board for approval. The landscaping would be completed after the stucco wall improvements.
- VI. **Financial Reports-** see attachment ~~%~~^A. *Attachment "A" is available for owners upon written request to the management company stating specific purpose for request.*
- A. June & July 2011 Financials . Gordon Jensen made a motion to approve the June 2011 and July 2011 financial reports as presented. Brad Tadlock seconded the motion and the motion passed without opposition.
- B. August 2011 Financials . Gordon Jensen made a motion to approve the August 2011 financial reports as presented. Dale Lewis seconded the motion and the motion passed without opposition.
- VII. **Adjournment** . There being no further business to discuss, Brad Tadlock made a motion to adjourn the meeting at 5:15p.m. Dale Lewis seconded the motion and the motion passed without opposition.

Next Board Meeting:

Monday, October 21, 2011 at 4p.m. at Clubhouse

Site Report – Attachment B

I. Monitoring your Service Contracts:

- A. Pool . Atlantic Pools
Pool closed until 4/1/12. Sundeck is open year round.
- B. Refuse . Republic Waste Services
Satisfactory.
- C. Pest Control . Lanes Pest Control
Satisfactory. Unit 35 reported rodent activity in their service closet. Lanes baited closet. Lanes inspected a few days after baiting and found no signs of new activity.
- D. Landscaping . Ocean Woods
Satisfactory.
- E. Parking Patrol . Mary Ann Kelly
To be performed bi-weekly until 4/1/12.
- F. Bathroom Cleaning . Mary Ann Kelly
Will not be performed until 4/1/12.

II. Maintenance / Projects

58 Stones Throw . The new plantings will be installed within the next week or two.

Landscape Other . The two of the three new wax myrtles will be moved to along Folly Field Road in front of #1 once the irrigation is adjusted in this area. The current location in front of the parking spaces along the wall at 45-55 will cause a problem with parking once the plants get larger.

Termite Inspection . Annual termite inspection performed on units 56 -63 and clubhouse. No activity found. However, inspection required the removal of dirt/debris from contacting the patio fencing in order to maintain the termite warranty. Ocean Woods pulled debris away from fencing and removed.

Backflow Assembly Device . Annual inspection of the backflow assembly device performed as required by HH PSD. Piper Plumbing performed inspection. Three of the four devices past inspection. A new 2+backflow preventer was installed on the fourth. Necessary paperwork provided to PSD.

Storm Drains at entrances . Cleaned out the first week of September.

Light Check . performed and resulted in new light fixture on pole near clubhouse. Several light bulbs replaced.

Fall Clean-Up . The annual fall clean up dumpster is scheduled to be on site November 4 . November 14, 2011. Notice was mailed to all owners.