

Minutes
Treetops / Ocean Breeze
Board of Directors Meeting

August 27, 2008

3:30 p.m.

- I. Call to Order / Roll Call – Bob VanSchelvan called the meeting to order at 3:35 p.m.
 - A. Officers and Directors present – Bob VanSchelvan, President; Peggy Edwards, Vice President; Merle Brown, Secretary / Treasurer; Stan Stolarcyk, Director; Jeff Martyn, Director
 - B. IMC – Ron Fenstermaker, President; Bryan Dorshimer, Property Manager; Scott Walters, Assistant Property Manager; Melissa Fenstermaker, Minutes.
- II. Approval of the Minutes
 - a. July 30, 2008 – **Stan Stolarcyk made a motion to waive the reading of the minutes from the July 30, 2008 meeting and accept them into record as written. Peggy Edwards seconded the motion. The motion passed without opposition.**
- III. President’s Report – Bob VanSchelvan reported that summer is coming to a close and the association made it through with very few problems. The landscaper did a great job cleaning up after Tropical Storm Fay. Bryan reported that all vendors need to be followed and prodded every now and then.
- IV. Management Report
 - a. Cash position – Bryan reported on the financial condition of the association as of August 27, 2008.

Working Capital	\$39,205.41
Operating Checking	300.00
Capital Reserve	\$23,405.94
Insurance Reserve	\$90,833.14
 - b. Collections – See the attached report from Mr. Bullard’s office.
 - c. Site Manager Report – See Bryan’s complete report.
- V. Committee Reports
 - a. Budget & Finance / Contract Review / Insurance – None at this time.

- b. Long Range Planning – Stan is trying to get a group of board members (from other properties) together to form an association to lobby Columbia, SC lawmakers to improve the methods by which associations can collect funds owed by delinquent owners.
 - c. Parking / Security / Neighborhood Watch – None at this time.
 - d. Maintenance – Previously covered in Bryan’s report.
 - e. Newsletter – Peggy is in the process of putting a newsletter together.
 - f. Buildings & Grounds – Jeff suggested installing key pads at the pool gates that would be on a timer, thus eliminating the daily cost of locking and unlocking. Bryan is getting prices and will ask about maintenance.
 - g. Environmental Quality – None at this time.
- VI. Old Business
- a. Insurance Assessment – Jeff proposed sending the insurance assessment out early fall instead of late winter. The Board discussed via email. Three of the Board members disagreed with sending it earlier than previous years.
 - b. Parking Passes – The Board finished discussion of this topic as all the Board members were present and had more information. Their decision is that the current pass procedure is ample.
 - c. 45 OB – The owners are disappointed that the fence behind their villa detracts from the value of their villa. The Board asked for Bryan to have the owners supply their concerns to the Board in writing no less than 10 days prior to the next Board meeting.
- VII. New Business – None
- VIII. Adjournment – **Stan Stolarcyk made a motion to adjourn the meeting at 5:10 p.m. Peggy Edwards seconded the motion. The motion passed without opposition.**