

**PWCA Board of Director's Meeting Minutes**  
**Robinson Secondary School – Room 504**  
**Tuesday, June 14, 2005**

**Present:** Rich Juchnewicz, President; Steve Lubore, Treasurer; Brigette Peterson, Secretary; Chris Cosgriff, George Burgee, Don McBride, Robert Ritchie

**Not Present:** Kathleen Marvaso

**Management Present:** Julio Abinader, Koger Management

The meeting was called to order by Rich Juchnewicz at 7:08 PM.

Two homeowners were present and the Board made the decision to begin the meeting with their concerns.

The first homeowner was present with questions for the ACC Chair regarding his current ACC violations. He had submitted a proposal to bring his backyard into ACC compliance – this was approved by ACC. The homeowner gave the BOD a time frame for the landscaping and requested that his pool privileges be reinstated. This request was granted and Julio accepted the homeowner's application for pool passes.

The second homeowner presented the BOD with a written list of community concerns, focusing primarily on Malone Court. The concerns included the ongoing problem of erosion in the common areas behind many homes on Malone Court and throughout the community. The BOD is aware of this issue and is in the process of getting suggestions and a proposal and bid from Professional Grounds. In addition, she had concerns regarding certain homes that appear to be in a constant state of disrepair. The homeowner wanted to know if these homes had outstanding violations and what action the BOD was taking to get the homes repaired. The BOD is unable to comment on specific violations or the action of the Board against the homeowners of the homes in question as it is a violation of confidentiality. The Board assured her that action would be taken.

George commended both homeowners for being proactive and taking an interest in the community. He further encouraged both homeowners to become active on one of the committees or become a Board member.

A motion was made by Rich to accept the minutes from the May BOD meeting, 2<sup>nd</sup> by Chris; Motion carried unanimously.

**President's Report:**

Rich commented that renters do not get a copy of the community packet when they move in. He suggested hand delivering the community packet to new renters.

Rich brought up the concern that residents have been using the Tot Lot after hours. He reminded the BOD that the Tot Lot closes at dusk and anyone who is there after hours is

Trespassing and the police should be notified. In addition, there seems to be an ongoing problem of residents wandering the neighborhood with open containers of alcohol. Again this is against the law and the police should be notified immediately if anyone observes this happening.

Steve suggested providing the homeowners and tenants with a laminated "Cheat Sheet" with the trash pick-up dates, Tot Lot/Pool hours and other general community information.

### **Treasurer's Report:**

Steve still has concerns regarding Koger's new accounting system as it remains difficult to read and the account balances from Koger do not match the account balances on the Association's bank statements. Julio referred Steve to Koger's accountant as he seemed to be unable to adequately answer the BOD's accounting concerns. Julio also suggested contacting Beth Johnson at Alhberg & Company for concerns regarding tax returns and unsigned audits from 2001 to 2003.

The previous Koger property manager made a decision to switch the tax auditor that the Association uses, but did not obtain Board approval, therefore the taxes for 2004 have not been submitted. Julio requested that Rich sign the documents authorizing the switch so the Association's taxes could be filed before the extension expires in August. Richard approved the contract with the auditing firm of Daly, Hamad & Associates, P.L.L.C. for 2004 and 2005.

Steve also noted that the rebate from American Disposal for previous overcharges was not included in last month's accounting statement. Julio states that it will be included in the June statement.

### **Committee Reports:**

#### **Environmental Committee:**

Bob's introductory article went out in the Newsletter. He states that he has a vested interest in keeping the community clean and neat. He is open to input from the BOD and other residents in the community regarding environmental concerns.

He is going to walk the community with JL Tree Service and the previous Environmental chair on 6/16/05 to identify community trees that need trimming. The BOD discussed the possibility of asking JL if the company would offer discounts to residents needing trees trimmed while they were doing the community work.

Rich signed a proposal/contract from Professional Grounds approving "cleanup" work in the four community islands and in the wooded common grounds behind homes on Gainsborough Dr and Malone Ct. This proposal was previously approved by the BOD.

A Motion was made by Don to accept a bid made by Professional Grounds for street cleaning and to add a "Hold Harmless Agreement"; motion was seconded by Steve and carried unanimously.

**Architectural Control Committee:**

Chris received three requests to make home repairs, all based on ACC violations. All three requests were approved.

**Communications Committee:**

Kathleen was not present to give a report. The quarterly newsletter was sent out to all PWC homeowners with the quarterly statements.

**Pool Committee:**

Don reports that there have already been two private parties at the pool and two more are scheduled for this weekend. He presented Julio with two checks he received to pay for the extra guests attending the two recent parties. These monies should be deposited in the pool fund.

Don reported that some of the pool toys, large inner tubes, have already popped. He believes that this is due to normal wear and tear and was not intentional. He will consider using some of the money earned from the pool parties to replenish the toys later in the summer.

Don has a \$1500 budget for the pool party scheduled for July 4<sup>th</sup>. Red, Hot and Blue is going to cater again this year and Don will purchase drinks to have available for the residents and their guests. In addition, he will have hot dogs and veggie dogs to grill. The BOD approved the decision to not award trophies this year to game winners.

Rich made a motion to approve up to \$400 towards the purchase of a gas grill for the pool; Motion was seconded by Don and carried with one abstention.

Don will research gas grill and accessories for the grill and present the Board with his findings.

Don will ask the lifeguards to call to have the soda machine refilled in response to a concern that the machine is out of most drinks and no longer accepts dollar bills.

Don will also contact the pool manager for Atlantic Pools and inform her that the BOD has elected to revoke the lifeguards' privilege to have one or two friends at the pool while they are on duty. This is in response to recent abuse by the guards of this privilege.

### **Streets and Sidewalks Committee:**

The Board reviewed the proposal from Espina Stone for repaving the walkway by the pool and for repaving the basketball court at the Tot Lot. Julio is going to contact Espina Stone to get a new bid that includes the cost of repaving the entire basketball court as the current proposal is only to repair sections of the court. Once the proposal is updated, the Board is prepared to accept it and have the repairs done as soon as possible.

### **Parking Committee:**

Rich is waiting for Dominion Towing to send a copy of the picture from a recent tow that is being disputed by the car owner. This was the only towing dispute made this month.

### **Website Committee:**

Steve states that the Association needs to renew its domain name. He gave pricing from two different companies and discussion ensued about which company to use.

Steve made a motion that we use NetFronts for our domain name for the next 5 years at a cost of approximately \$50.00; the motion was seconded by George and passed with 4 votes in favor and three votes against the motion.

### **Management Report:**

All information was covered in the previous reports.

### **Unfinished Business:**

There was no unfinished business.

### **New Business:**

There was no new business.

The motion was made to adjourn by George; seconded by Chris and carried unanimously. The meeting was adjourned at 9:43 PM.