

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
April 5, 2016**

Board Members Present

Darryl Anderson, President
Annette Keizer, Treasurer
Hazel Anderson, Vice President

Cliff Gaskins, Director
Joyce White, Director
Michelle Stevenson, Director

Other Attendees:

Asharelah Watford, CVI – Community Manager
Deborah Lynn – Service Coordinator

Residents Present:

Gloria Roundtree: 10228-104
Bernard Lane: 10232-T3
Marie McBroom: 10228-102
Christine Johnson: 10240-201
Margaret Lindsey: 10240-101
CA Bailey (for Emmerly McGee):10210-101

Gloria Whitley: 10214-T2
Robert Thomas: 10200-108
Elizabeth Johnson: 10234-203
Renee Washington: 10240-103
Sally Vidato: 10234-102

Statement of Executive Session

On March 1, 2016, at the Pines One Office, the Board of Directors made a motion to open Execution Session at 7:45 pm. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

REGULAR MEETING

CALL TO ORDER

Darryl Anderson called the Regular Board Meeting to order at 7:06 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

Guest Speaker-Mike Kennedy - NextGen LED

Mike Kennedy, with NextGen LED Lighting discussed two proposals to retrofit existing lighting and do replace all the lighting throughout the community. He provided information regarding cost benefits, the type of lighting proposed, warranty information, and various other details regarding the project.

OPEN COMMENTS:

Joyce White inquired about the violations at unit 10208-T6, Asharelah Watford advised the owner has been sent letters and the next step would be to call the owner to a hearing. She added a letter will be sent calling the owner to the next hearings. Joyce also inquired about the orange markings on the ground near her building. Asharelah advised she was not aware of the marking however she would follow up with Ms Utility to get information regarding the markings and advise the Board of the findings.

Gloria Roundtree asked why there were no nominee resumes mailed along with the proxies. Asharelah advised content of the letters were not properly formatted and were inappropriate for distribution. Roundtree advised

they had always been mailed in the past. Robert Thomas also inquired about the resumes from the nominees. Michelle Stevenson suggested asking for them to be reformatted with instructions on what is the best format to be sent to the individuals asking them to resubmit with the proper format. Asharelah advised she would follow up and ask for resubmittal.

Gloria Whitely inquired about flowers being planted in front of her building. Asharelah advised it is not in the budget for planting flowers at each of the buildings the cost ranges from 2k to 3k per building. She proposed a community planting day where plants and tools will be purchased through the association and volunteers of the community could all pitch in on this project. Asharelah advised she will reach out to a few nursery's and get cost Gloria also added the landing at her building needs to be power washed or painted again. Asharelah advised she will let Ron know.

Gloria Round tree advised Condo Fees are taking a long time to debit from owners accounts. Darryl advised he has encountered the same issues and CVI in investigating and will get back to him. Michelle Stevenson asked if a local bank can be used. Asharelah advised she will check into it and get back to the Board.

Bernard Lane mentioned the landscaping services Brickman provides has been subpar lately and they need to be monitored closer on their jobs. Asharelah advised Ron and Rick will monitor them.

Cyndi Baily advised she is present to assist Emmerly McGee who is currently in a rehabilitation center awaiting release and needs a ramp installed for her wheelchair at building 10210. She submitted an architectural application to the Board and asked that they approve it right away as Emmerly will be released soon from the center. She advised the Board about Emmerly's lengthy ownership in the Pines and her good standing with her assessments and ask that the Board pay for the installation of the ramp.

Minutes

Joyce White made a motion to accept the minutes from March 1, 2016, Regular Session and Executive Session. The motion was seconded by Annette Keizer and passed 6/0.

REGULAR SESSION:

ACTION 1. CBMC submitted a proposal to strip and wax the floors in the 24 buildings at a cost of \$8,888.00. This work has not been done since 2014; the costs at that time was \$6,500.00. The increase in cost is due to the increase in the minimum wage The Board must decide how they would like to proceed and if they would like to have this budgeted to be done yearly.

Joyce White requested other bids and tabled this action until other bids are received.

ACTION 2. Grainger submitted a proposal to replace 15 of the exhaust vents fans at a cost of \$7,500.00. The amount of \$20,563.44 is in Code 0388.10. This costs is only for the exhaust vents fans the maintenance staff will need to install them. The Board must decide how they would like to proceed.

Hazel Anderson made a motion to accept the proposal to order 15 exhaust vents fans at a cost of \$7,500.00. The motion was seconded by Annette Keizer and passed 6/0.

ACTION 3. The Board needs to review the rules and regulations and decide whether to adopt the rule regarding hoverboards to the rules and regulations as follows:

HOVER BOARDS

Hoverboards are strictly prohibited at the Pines One Condominiums. No owner or tenant may

own, store, use, etc. a hover board either in their unit or in the common areas of the community, including the storage facilities. Hoverboards not only pose a danger to its user but also to the entire community, as they have been prone to catch fire and can cause serious bodily harm and major damage to property (a unit and/or building to include common areas).

If the Board wishes to proceed with the proposed change a notice of the proposed change will be distributed to all owners for a discussion prior to adoption of the new rule.

Annette Keizer made a motion to accept/adopt the proposed resolution regarding hoverboards. The motion was seconded by Hazel Anderson and passed 5/1.

- ACTION** 4. Mike Kennedy with Next Gen LED submitted a proposal for upgrading the lights throughout the community at a cost of \$58,765. Code 0388.06, Electrical Reserves has a balance of \$69,849.50 as of March 30, 2016. The board must discuss and decide on how to proceed.

Joyce White asked about other bids for the project. Asharelah advised she reached out to Bay Lighting who submitted a bid but never showed to three meetings. She added she also reached out to Kolb Electric and Montgomery Lighting he has yet to submit bids despite follow up. She advised she has been requesting bids since last year with no response. Michelle Stevenson suggested reaching out again and requesting bids be submitted by the next meeting. This action is tabled until the next meeting.

- UPDATE** 5. The 2016 Annual Meeting notice was mailed to all homeowners on April 1, 2016. There are five candidates for the three available positions and listed on the ballot: Darryl Anderson, Clifton Gaskins, Paula Reed, Renee Washington and Debra Thomas. The Annual Meeting is scheduled for May 3, 2016. The Election Committee consists of Robert Thomas, Melvena Kane, Marc Simms and Gloria Whitley will be an alternate if needed.

Asharelah Watford advised the Board of the Annual Meeting update.

TREASURER'S REPORT:

Treasurer's report was available for residents who were present at this meeting.

BUILDING REP REPORT:

NONE

COMMITTEE REPORTS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

OPEN COMMENTS FROM THE FLOOR:

ADJOURNMENT:

Joyce White made a motion to adjourn the meeting at 8:45 pm. The motion was seconded by Hazel Anderson and passed 6/0

Approved:

Darryl L. Anderson 5/3/16

Signed

Date