

**Condominium Number One of the Pines Inc.
Board of Directors Meeting
July 7, 2015**

REGULAR MEETING

Board Attendance:

Darryl Anderson, President
Joan O'Neal, Secretary
Clifton Gaskins, Director
Joyce White, Director

Hazel Anderson, Vice President
Annette Keizer, Treasurer
Michelle Stevenson, Director

Other Attendees:

Asharelah Watford, CVI
Justin Cameron, Esq., Cameron Mericle P.A.
Shawn Scarlata, CEO, Blueline Security Services

Other Attendees Absent:

Rick Cummings, CVI

Residents Present:

Elizabeth Johnson	10234 – 203	Gloria Roundtree	10228 – 104
Debra Thomas	10228 – 104	L. Allen	10224 – 105
Mr. & Mrs. Lane	10232 – T3	Gloria Whitley	10214 – T2
Dorsey Evans	10226 – 305	Shelly Laster	10224 – 307
Ebony Mahoney	10230 – T5		

STATEMENT OF EXECUTIVE SESSION

On June 2, 2015, at the Condominium No. One of the Pines Office, the Board of Directors made a motion to open the Executive Session at 9:27 p.m. The purpose of the Executive Session was to discuss violations and delinquency matters.

Call to Order: A quorum was present and Darryl Anderson called the meeting to order at 7:00 p.m.

Open Comments:

1. Debra Thomas (10228 – 104) stated that her Condo Fee was paid the next day after the June 2, 2015 Annual Meeting.
2. Mrs. Lane (10232 – T3) stated that she had removed some stepping stones that lead from their unit to the parking lot and wanted to know if she needs the Board permission to paint them.

These stepping stones are a part of the common elements and were installed by an owner(s) many years ago. It is not known if the Board during that time gave the

owner(s) permission to install them. It was recommended that Mr. & Mrs. Lane submit an Architectural Change Request form to paint these stepping stones.

3. Gloria Whitley (10214 T2) stated that there continues to be standing water in the front of building 10212 on the sidewalk and lawn during and after heavy rains.

Approval of Minutes: June 2, 2015: Motion was made by Hazel Anderson and seconded by Joan O'Neal to approve the June 2, 2015 minutes with one addition. Motion passed six to one. Clifton Gaskins voted against the motion.

Agenda Approval/Changes

Motion was made by Joan O'Neal and seconded by Annette Keizer to approve the agenda with one addition: **New Business – Board Mail**. Motion passed unanimously.

Management Agent's Report

1. **Bay Lighting** – John Richardson from Bay Lighting, LLC was not present at this meeting to discuss the lighting recommendations for the community.
2. **Election of Officers** -- When the annual meeting reconvened on June 2, 2015, three directors were elected for a three year term. Following the election of board members, the Directors began electing new officers. The President's position was filled, but the elections were terminated when the Vice President's position resulted in a 3 to 3.

Motion was made by Joan O'Neal and seconded by Annette Keizer to open up nominations for the Vice President. Motion passed unanimously.

Vice President

Motion was made by Clifton Gaskins and seconded by Michelle Stevenson to nominate Michelle Stevenson for Vice President. Motion was made by Darryl Anderson and seconded by Joyce White to nominate Hazel Anderson for Vice President. The results of the votes were two (2) votes for Michelle Stevenson for Vice President and five (5) votes for Hazel Anderson for Vice President.

Treasurer

Motion was made by Clifton Gaskins to nominate himself, Clifton Gaskins, for treasurer. Michelle Stevenson seconded the motion. Motion was made by Hazel Anderson and seconded by Joan O'Neal to nominate Annette Keizer for treasurer. The results of the vote were two (2) votes for Clifton Gaskins for treasurer and five (5) votes for Annette Keizer for treasurer.

Secretary

Motion was made by Hazel Anderson and seconded by Annette Keizer to nominate Joan O’Neal for secretary. The results of the vote were five (5) votes for Joan O’Neal for secretary. Clifton Gaskins and Michelle Stevenson abstained.

The officers and directors of the Board of Directors are:

- President ----- Darryl Anderson
- Vice President ----- Hazel Anderson
- Secretary ----- Joan O’Neal
- Treasurer ----- Annette Keizer
- Director ----- Michelle Stevenson
- Director ----- Joyce White
- Director ----- Clifton Gaskins

- 3. Code of Ethics – Tabled
- 4. Unit Renovations – Tabled
- 5. Floor Proposal – Tabled
- 6. Landscaping Proposal – Tabled
- 7. Security Patrol – Tabled
- 8. Camera Service Proposal – Shawn Scarlata, CEO, Blueline Security Service, gave a presentation about Blueline Security Services. Camera Service Proposal was tabled.

Treasurer’s Report: Treasurer’s report was available for residents who were present at this meeting.

Building Rep Report: The next Building Rep meeting will be held on Wednesday, October 14, 2015 at 7:00 p.m. in the Pines One Office.

Old Business: None

New Business: Darryl Anderson stated that he wants Management to mail Board information two Fridays prior to the Board of Directors meeting.

Directors’ Report: None

Other/Open Floor: None

Adjournment: Motion was made by Joan O’Neal and seconded by Annette Keizer to adjourn the meeting at 8:57 p.m. Motion passed unanimously.

At the close of the regular meeting, the Board entered executive session for the purpose of reviewing and taking actions on legal matters.

Approved: 8-4-15
Harry L. Anderson
President

Joan F. O'Neal
Secretary