

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
June 6, 2017**

BOARD MEMBERS PRESENT

Darryl Anderson, President
Paula Reed, Secretary
Annette Keizer, Treasurer
Hazel Anderson, Director

Joyce White, Director
Michelle Stevenson, Director

OTHER ATTENDEES:

Asharelah Watford, CVI – Community Manager
Gloria Rice – Service Coordinator
Justin Cameron, Esq. – Association Lawyer

BOARD MEMBERS ABSENT:

Renee Washington, Vice President

RESIDENTS PRESENT:

Loretta Hayman 10218-208
Robert Thomas 10200-108
Bernard Lane 10232-T3

Clifton Gaskins 10222-102
Margaret Lindsey 10240-101

STATEMENT OF EXECUTIVE SESSION:

On May 2, 2017, at the Pines One Office, the Board of Directors made a motion to open Executive Session at 7:32 pm. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

At 7:10pm, on June 6, 2017, at the Pines One Office, the reconvened Annual Meeting was held with a quorum Count of 11.201%. Annette Keizer (4.700%), and Paula Reed (4.700%) were each elected to a three year term. All election inspectors, Robert Thomas, Bernard Lane & Loretta Hayman, approved nominations. Paula Reed made a motion to waive the reading of the June 7, 2016 Annual Meeting. Annette Keizer seconded the motion and all were in favor. Joyce White made a motion to approve the June 7, 2016 Annual Meeting minutes. Paula Reed seconded the motion and all were in favor.

Justin Cameron led the following elections by acclamation: Darryl L. Anderson, President, Joyce White, Vice President, Annette Keitzer, Secretary and Paula Reed, Treasurer.

REGULAR MEETING

CALL TO ORDER

Darryl Anderson called the Regular Board Meeting to order at 7:47 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

NONE

MINUTES:

Joyce White made a motion to accept the minutes from May 2, 2017, Regular Session and April 4, 2017 Executive Session. The motion was seconded by Annette Keizer and passed 6/0.

REGULAR SESSION:

- ACTION 1.** Ledger #10739, a \$75,000.00 CD, matures 6/22/17. If you were to continue with your laddered investment program currently in place, the Board would need to vote to purchase a \$75,000.00 CD to mature during 2021.
- Paula Reed made a motion to approve the renewal of the \$75,000.00 CD to mature during 2021. The motion was seconded by Joyce White and passed 6/0.
- UPDATE 2.** We have received the balcony analysis report from Structural Solutions. We have invited them to review and explain the report at the July meeting.
- Asharelah Watford stated the next step is to receive, review & vote on Structural Solutions' RFP/Scope of Work
- UPDATE 3.** Orndorff and Spaid have completed the roof project at 10208.
- Asharelah Watford reported all roofs have now been completed.
- UPDATE 4.** The Security Cameras have been ordered and paid for in the 2016/2017 budget period. They were expensed as a capital improvement. After the initial purchase this will be included in the Reserve Study. The installation date is still pending.
- Asharelah Watford reported that four (4) security cameras have been installed today on the pool house. The remaining three (3) security cameras will be installed on poles (180 degrees), at the three main entrances pending obtaining permits from the county. This process can take up to 90 days or more.

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:

Fall Planting - Asharelah Watford reported that Fall Planting notices for volunteers have been posted. We've received ten volunteers as of this meeting date.

Tree Planting – Asharelah Watford stated that the county will match up to \$150 per tree (\$10k max). Reimbursement from the county is usually received within 30 days.

NEW BUSINESS:

Asharelah Watford reported that four (4) Fire Extinguisher cabs have been installed in buildings 10240, 10244, 10246 & 10222. The cost to replace all cabs could be \$2,300 - \$3,000. The Board will table this for a vote at a later time.

Asharelah Watford explained that The Tree People will remove trees that block the installation of the security cameras at building 10222 (remove tree), building 10250 (elevate tree 12ft), and remove bush at entrance of building 10250. Cost is \$3,350.00. This does not include grinding stump from fallen tree which would be an additional \$475.00. Justin Cameron suggested Asharelah Watford try to get them to bring cost down to \$350 for stump removal.

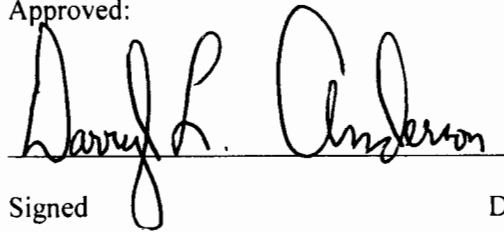
Paula Reed made a motion to accept \$3,700 to Tree People for the work. The motion was seconded by Joyce White and passed 6/0.

OPEN COMMENTS FROM THE FLOOR:

ADJOURNMENT:

Joyce White made a motion to adjourn the meeting at 8:15 pm. The motion was seconded by Hazel Anderson and passed 6/0.

Approved:

 7/12/17

Signed

Date