

Royal Pines Homeowners Association, Inc.
Board of Directors Meeting Minutes
November 29, 2006

MEETING MINUTES

PRESENT: Board Members: Claude Abbott, Peter Smith, Dr.Charles Morand, Tom Bendle, and Frank Long. Present on behalf of MAY Management were Jeri-Anne Masters. Several homeowners were also present.

QUORUM: A quorum was established and the meeting called to order at 3:30 p.m. by President Claude Abbott.

President's Report/Treasurer's Financial Report: Jeri-Anne Masters reported that the proposed year ending Operating Surplus is \$10,062.45 and the Replacement Fund at end of year \$15,062.45. Claude Abbott motioned to approve the costs to have the Reserve Study updated. Dr. Charles Morand seconded the motion. Motion carried unanimously.

Approval of August 21, 2006 Meeting Minutes: Claude Abbott confirmed all the Board members review the proposed August minutes. Claude Abbott motioned to approve the August 21, 2006 Meeting Minutes. Frank Long and Tom Bendle seconded the motion. The motion carried unanimously.

Approval of 2007 Budget: The Board had general discussion regarding the proposed bad debt expense budgeted for 2007. Dr. Charles Morand motioned to delete \$1,000 Revenue out of the Bad Debt Expense line item. Claude Abbott seconded the motion. The motion carried unanimously. Claude Abbott motioned to approve the 2007 Budget. Peter Smith seconded the motion. The motion carried unanimously.

Unfinished Business:

Tree Well Lights:

The Board discussed some tree well lights not working. Jeri-Anne Masters advised that Miller Electric would be notified to get the lights operational.

Nanaks:

Jeri- Anne reported on Nanak's Landscape proposal for Irrigation repairs. The Board agreed to have the irrigation schedule adjusted to water no more than two times per week. Jeri-Anne confirmed this request to be completed by Nanaks Landscaping. The owner of 233 Pinehurst Pointe Drive noted standing water on the sidewalk. Nanaks submitted a proposal to install another sidewalk drain in the amount of \$560. Claude Abbott motioned to approve the proposed invoice. Dr. Charles Morand seconded the motion. The motion carried with majority vote.

Mailboxes: Charles Morand suggested calling the U S Post Office regarding several owners in Royal Pines receiving their neighbor's mail. Claude Abbott reported on the mailbox maintenance and suggested that they all should look uniform. Jeri-Anne will research special pricing with Matthew Broadus Sign in regard to a bulk rate offer to owners. This information will be provided in a letter to owners regarding bringing mailboxes up to standards.

New Business

Post Office:

There was some discussion on the new postal carrier and the placement of the mailboxes in Royal Pines Community. Claude Abbott reported of a letter he received from the US Post Office requiring him to move his mailbox or he would no longer receive his mail. The matter seemed to be remedied and he continues to receive mail.

ARC:

Frank Long addressed a concern of a Homeowner installing a pool and screen enclosure project that the SJARC approved. How does he obtain his deposit check back, and when the SJNWR transition takes place will Rick Pariani continue to review projects? Jeri-Anne Masters reported that after the work has been completed the owner is to call SJARC to request a final inspection. After this inspection and all items meet the requirements then the owner's deposit is returned. It was noted that Davidson Development would continue to review improvements that require a building permit as well as each local Architectural Review Board.

Jeri-Anne Masters was asked to make contact with Sandy Enos as his current email address may not be correct. Tom Bendle noted his email address as follows:

tbendle2@bellsouth.net

Adjournment: With no further business before the Board, Claude Abbott motioned to adjourn the meeting. Dr. Charles Morand seconded. Meeting adjourned at 4:28 p.m.

Signature of Secretary/Treasurer

Date: _____, 2007

CC: Board
File