

Approved

Royal Pines Homeowners Association, Inc.
Board of Directors Meeting
August 18, 2008

I. CALL TO ORDER

Claude Abbott called the meeting to order at 10:00 a.m.

II. ESTABLISH A QUORUM

A quorum was established with the presence of Board Members Claude Abbott, Frank Long, Peter Smith, Tom Bass and Charles Morand.

Representing MAY Management Services: Joanne Shott and Wendy Votava.

III. APPROVAL OF MEETING MINUTES

Approval of the minutes of the May 21, 2008 meeting were tabled pending further clarification.

IV. TREASURER'S FINANCIAL REPORT - Frank Long reported the financials as of July 31, 2008

Operating fund balance	\$41,457
Reserve fund balance	\$118,594

The association is ahead of budget and currently has a surplus of \$7581.

V. OLD BUSINESS

- a) Trees/Moss & Low Hanging Trees – Royal Pines previously approved having trees trimmed. 21 trees at entrance still need to be trimmed. Joanne will get a status update with Tim Hutchison and confirm they will be trimmed. Joanne will also check on the status of sending information to enforcement committee regarding builder who has planted queen palms.
- b) 504 Green Isle Trees – 504 Green Isle has trees that are leaning. Trees have been staked but staking has not worked. Landscape contractor recommended up righting the trees and is waiting on Sunshine Locators to perform any work. Tom Bass made a [motion](#) to allocate up to \$1200 to have the trees on Green Isle either staked or hand dug and replanted pending utility clearance; Charles Morand seconded and motion carried unanimously.
- c) Lamp Posts – Lampposts at Royal Pines entrance have not been repaired or replaced to date. MAY Management will follow up with Miller Electric. Nanak's has been put on notice that they are responsible for any damages they cause to light posts.
- d) Brick Monuments – Brick monuments have several bricks missing. Tim has been looking into finding a contractor to make repairs. Joanne will follow up with Tim.
- e) Landscape – Nanak's has been blowing leaves into the median between the curb and the sidewalk. MAY Management will speak to Nanak's and inform them to clean leaves up and also discuss raking leaves periodically.

VI. ENFORCEMENT COMMITTEE REPORT –

- a) Weber – Webber has paid her fine. Sandy Enos will do an inspection of the property to ensure owner is now in compliance. Weber will not be given refund

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on overcharges until it is confirmed she has completed work to Enforcement Committee's specifications.

- b) Osgard – Osgard has been fined but has yet to pay. Frank Long made a **motion** to begin 14-day violation process with Osgard again; Peter Smith seconded and motion carried unanimously.

VII. NEW BUSINESS

- a) Report on Water Valve Repair on Pinehurst Pointe – Water valve has been repaired and hole is closed.
- b) Replacement of River Birch Trees – Board reviewed proposal of replacing dead River Birch trees. Claude Abbott made a **motion** to approve planting three 30 gallon replacement River Birch trees in the fall; Frank Long seconded and motion carried unanimously.
- c) Explain Security System Payments – Davidson set up an informal agreement with West Tech to wire all houses in Royal Pines. West Tech would then monitor homes at owners' request for a reduced cost. When other builders starting building in the community, new owners were not made aware of the developer's agreement with West Tech and many owners set up their own service or their builder had another contractor install the security system. The association continues to budget for those being monitored each year but can only estimate how many homes will contract with West Tech for the coming year. Repairs of the system are not included in the association dues.
- d) Annual Meeting – Discussion about when to hold Annual Meeting. The Annual Meeting will be held December 15th at 6:00 p.m.
- e) Budget Process – The Budget Meeting will be held November 17th. Board will review draft budget at this time.
- f) CD's – Frank Long reported on invested CD's that have matured and been reinvested. There is currently \$44,000 in reserve cash. Claude Abbott made a **motion** to invest \$20,000 from the cash reserve account into CD's; Frank Long seconded and motion carried unanimously.
- g) Lot Maintenance – Two lots are in need of maintenance. Charles Morand made a **motion** to send a compliance letter to Mr. Slaughter and the owner of 648 Donald Ross regarding clearing his lot; Frank Long seconded and motion carried unanimously.
- h) 133 Pinehurst – It is unsure as to whether or not Mr. Oden is running a home business or if his woodwork is a hobby. Charles Morand made a **motion** to send a letter to Mr. Oden asking the status of home business; Claude Abbott seconded and motion carried unanimously.
- i) Who is Up for Election – Claude Abbott, Peter Smith and Frank Long are up for re-election. A notice for request for candidates will be sent.
- j) Entrance Landscaping – Some owners feel entrance landscaping is in need of updating. There have been no volunteers for the Landscape Committee. Frank Long and the ARB will meet to review possible options.
- k) Isles of The World – Suntrust now holds the note on the property. They have begun to do some clean up.

VIII. ADJOURNMENT

Charles Morand made a motion to adjourn at 11:33 a.m., seconded by Frank Long with all in favor.

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IX. OPEN FORUM

None

Signature of Secretary/Treasurer

Date

CC: Board
File