

Approved

Royal Pines Homeowner's Association, Inc.
Board Budget Meeting Minutes
November 15, 2010

I. Establish Quorum

A quorum was established with the presence of: Claude Abbott, Tom Bass, Frank Long, Peter Smith and Rick Jarvis

Attending on behalf of MAY Management Services: Tim Hutchison and Janette Cilliers.

II. Call the meeting to order

The meeting was called to order at 9:00 am.

III. Approval of Minutes

Frank Long made a **motion** to approve the 9/13/10 Board meeting minutes as submitted. Tom Bass seconded and the **motion** carried unanimously.

IV. Treasurers Report

Frank Long reported and summarized the financial report for the Board as of 9/30/10.

Operating	\$ 23,027.02
Reserves	\$176,904.55
YTD Positive Variance	\$ 4,922.00

Peter Smith made a **motion** to approve the September 2010 Financials. Tom Bass seconded and the **motion** carried unanimously.

V. New Business

- a. Approval of the 2011 Budget – There was discussion regarding the proposed 2011 Budget that was agreed upon at the meeting with the Budget Committee.

Frank Long made a **motion** to approve the 2011. Tom Bass seconded and the **motion** carried unanimously.

- b. Fountain Island – There was discussion regarding issues with the west side of the Fountain Island in the shaded areas. Tim Hutchison stated that he would get with Jay to discuss the replacement or remediation of the plants.

- c. 2010 Annual Meeting – December 14, 2010 at 6:00 p.m. – The Board confirmed the date of the Annual Meeting.

VI. Old Business

- a. Arbor Painting at Entrance completed – Tim Hutchison stated that DiIorio Painting completed the painting project and did a very good job. There was discussion regarding if the one irons could be replaced.

VII. Committee Reports

- a. ARB – There were three applications since the last meeting and all were approved. Two of the applications were for pavers and the other one was for a screen enclosure.
- b. Landscape – There was discussion regarding removing and replacing the fountain. The Board stated that the replacement of the fountain was approved in September 2010. The Board decided

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to move forward and find another vendor to replace the fountain. The Committee will forward the names of the fountain vendors that they have to Tim Hutchison.

Peter Smith made a **motion** to authorize up to \$7,000.00 to spend on the fountain that meets the current specs that they already have. In the event that the specs are met, we authorize MAY Management to purchase it ASAP. Rick Jarvis seconded and the **motion** carried unanimously.

- c. Sidewalks – There was discussion as to when the sidewalks would be cleaned. Tim Hutchison stated that the sidewalks will be cleaned sometime this month.

VIII. Adjournment

Peter Smith made a **motion** to adjourn at 9:40 a.m. Frank Long seconded and the **motion** carried unanimously.

IX. Open Forum

- There was discussion regarding where the end of the year closing of the books and the projection of the next year can be found for the community to see.
- It was asked if the community could get a copy of the Reserve Study.
- There were questions and discussion on the Reserve Funds.