

Tara Condo HOA Board Meeting

Tuesday, April 8, 2014

6:00 pm

- Meeting called to order by Secretary, Jon Randall.

- Establishment of Quorum:

Board Members in attendance (need 4): Jon Randall, Tom Slocum, Chuck Pascarelli, Ben Bankard, Connie Murphrey

- Review and Approve Minutes from March 6, 2014

These have been passed to post on the website for homeowner review.

- Review of Reports

- Old Business

- 1944-101: the sound issue has been discussed by the board.

No further complaints have been logged with the HOA management company.

- Voting on:

- Mulch – all of the bids were reviewed. The lowest bid turned out to be Commercial Pinestraw. The board approved to move forward with this provider, include the additional places behind the indicated building.
- Consistent Mulch – the board voted that there will be consistent appearance now that funding is available from the HOA Association.
- The board will vote over email on problem areas where mulch is washing away, which might include re-grading. Quotes will be obtained.
- Paving – The board reviewed bids and the pros/cons of sealing the asphalt. The budget provides enough for restriping and repainting spot numbers and handicap spaces. The board voted to move forward with the planned restriping and repainting in the parking lots. *Quotes will be obtained to repair pot holes.*

- Fountain – The board discussed many option with the fountain, which has been an ongoing expense. The fountain has been a differentiator for the community. The board has voted to seek alternatives and eliminate the water and problematic fountains. Quotes will be obtained for alternatives to will be more cost effective going forward.
- Dumpster repairs/replacement – The problematic dumpsters have been reviewed. The lifespan of a dumpster is typically 8-10 years (most are 10 years old). Over time they will need to be replaced as needed. There are ones that need replaced immediately; the rest will be replaced methodically. The management company will provide a list of the dumpsters that need immediate attention.

- **New Business**

- New Officers – the board voted on new officers:
 - President and Secretary – Jon Randall
 - Vice President – Kim Sanders
 - Treasurer – Tom Slocum
- Pool Contract
 - The dates the pool will be open are May 17th to September 8th. The new price will be \$7,100 (\$1,500 savings over the budgeted amount!). The pool will be open daily.
- Pool Access – the same blue colored wrist bands will be used this year
- Newsletter with Pool Info – the pool information will be included in the newsletter.
- 1944-102 – Mary Taylor's unit has woodrot and the board will follow the new procedures that were put in place last year. The HOA needs to hire and manage the repair provider. A standard letter will be used when an owner will be assessed for these types of repairs. It is possible the the problems could impact the upstairs unit – they will be informed as well. All impacted homeowners will be notified in writing on the progress.
- 1938-101 – There is a work order to investigate the spot on the interior
- Meeting Schedule – these will be determined over email

- **Thank You and Adjournment**

(Let's continue to work together to make this the best community in Greenville)

Action Items for the Management Company:

- Please ask the attorney if the HOW has any options on the two bankruptcies or.

- Please contact Fucci to get additional payment amounts
- Rocky – please specify areas that need grading work to prevent mulch wash away
- Please get quote to fix (grade) areas where mulch is washing away
- Please see if there is a map of HOA units and distribute to board members. *If there is not one on record, Jon Randall will scan one that he has of the original plots*
- Please obtain quotes for pothole repairs
- Please obtain quotes for alternatives to fill in the existing fountain bricked area along with plants with color around the fountain bricked area
- *Please see if it would be possible for the HOA to sell the fountain pumps*
- Please recommend which dumpsters need to be replaced and which need painted immediately
- Please determine what furniture needs to be replaced at the pool
- Please order new pool access wrist bands – 6 per unit
- Please send letters to 1944-102 and 1944-202 with updates on the repair procedures to the woodrot

Tara Condo HOA Board Meeting

Tuesday, June 17, 2014
6:00 pm

- Meeting called to order by President/Secretary, Jon Randall.
- Establishment of Quorum:
Board Members in attendance (need 4): ✓ Jon Randall, ✓ Kim Sanders, ✓ Tom Slocum, ✓ Chuck Pascarelli, ✓ Ben Bankard, ✓ Michael Dygá, ✓ Connie Murphrey
- Review and Approve Minutes from April 8th, 2014 pgs 1-3 *approved*
- Old Business

- Review of Reports pgs 4-18 ✓
 - ✓ Fucci Statement pgs 9-11 ✓
- Outstanding work orders-owners
 - ✓ Damage Assessment letter pg 19
 - ✓ Confirm Board policy on payment
- Outstanding work orders -bid requests
 - ✓ Pool furniture pg 20
 - ✓ Fountain options pg 21-23

Woods around fountain

*6 chairs
loungers*

*\$3,500
Replace the fountain
and place shrubs
around fountains*

- New Business
 - ✓ Pool schedule pg 24
 - Open Meeting -
 - Rules and Regulations pgs 25-28

- Thank You and Adjournment
(let's continue to work together to make this the best community in Greenville)

Next Board Meeting: Tuesday, August 5th 6:00 PM at the Clubhouse

Newsletter for early fall

Steve Szabo

*Azalea in front
of club house
is failing*

Tara Condo HOA Board Meeting

Tuesday, October 14, 2014

6:00 pm

- **Meeting called to order** by President/Secretary, Jon Randall.
- **Establishment of Quorum**
Board Members in attendance (need 4): Jon Randall, Tom Slocum, Bankard, and Michael Dyga, Kim Bratton
- **Review and Approve Minutes from August 5, 2014**
These have been passed to post on the website for homeowner review.
- **Review of Reports**
The board reviewed all financial reports, delinquencies and violations.
- **Old Business**
 - **Review of Reports** – The board has reviewed all the financial reports and delinquencies.
- **New Business**
 - **Pressure Washing** – This is our regularly scheduled time to do these cleanings. New quotes were obtained to get competitive costs for the services, which are well below the budgeted amount allocated. The board passed to proceed with these and add in the sidewalk cleaning.
 - Cleaning \$1,800
 - Gutters \$850
 - All sidewalks (including clubhouse) \$2,000
 - **Building Issues Work Orders**
 - **Policies** – the board reviewed the current policies that have been set in place.
 - **List of problem units** – The board reviewed the potential problem areas.

- **Moving forward: Inspections and Communicating the information** – the board reviewed the procedures and the management company will help communicate this in the next newsletter. The board approved to explore potential alternative that could be more cost effective in future potential repairs. We can also include payback terms and timeframes (maximum of 90 days) with exceptions approved by the board.
- **Painting** – The best quote to paint ALL the shutters on all buildings and the clubhouse doors for \$6,000. Considering the current financials show the HOA is \$19K+ under budget, the board approved to proceed with this while the weather is ideal.
- **Budget Items for Review:**
 - **Budget Committee** – the budget committee will meet in November to formulate the 2015 budget to present to the board at the December board meeting.
 - **Landscaping Improvements**
 - **Plantings by the pool** – quotes will be obtained to evaluate options for the spring to replace those plants
 - **Parking lot issues**
 - **Posts \$856**

- **Thank You and Adjournment**