

Sterling Pointe Phase 3 HOA
Board Meeting Agenda
Monday, October 14, 2024
6:00 pm Virtual at Go To Meeting

- I. Meeting called to order
 - Meeting called to order by Gina Braley

- II. Establishment of Quorum (2)
 - Quorum confirmed
 - Members attending: Gina Braley, James Braley, Lisa Finch, Xavier Roscoe, Antwyne Roscoe, Verlie Rudolph, and Robbie Strayer

- III. Old Business
 - a. Fence Replacement: FF Building – 6 units
 - Cost is estimated at \$11,000. This will leave \$13,000 available in the bank. Current total assets \$24,625.66.
 - Xavier asked about repairs to the wooden fences, since it will take some time to complete the new fence replacement.
 - Gina responded that we would repair when it involves a security issue. The more money we save, the more we'll have available to use for these circumstances.
 - Robbie commented that they have spoken to the fence company and asked if they would do the minimal repairs to the wooden fences. Not in a total replacement, but enough to maintain it until fully replaced.
 - Larger unit-PP bldg. is in very bad shape. It has 10 units, and many sections are falling down. It has been somewhat repaired. Cost \$17,222 + \$2,000 (utilities)= \$20,000.
 - Members were asked if we wanted to go ahead and save the money (not finish FF bldg.), but to start on the PP unit fence replacement? If we did, it would take us until next April or May to have enough money to do the PP building.
 - After discussion: Board decided to complete fence replacement of FF Bldg. and then work on PP bldg. in the new year. Should have generated more money to cover the cost. The saving of the trash pickup will help.

IV. New Business

a. Proposed 2025 Budget

- Reviewed the budget. Pest Service (Othos) we have used has been bought out by a new company called Rockit, out of Florida. They are doubling and tripling their prices. With the buyout our contract is over. Robbie will check around for other companies and will email us a few quotes to vote on.
- Pressure Washing – Gina recommended that we take the Phase 3 unit (comprised of 15 bldgs.) and divide by 3. This will put 5 buildings to be pressure washed in 2025, next year 5 more buildings, and the 3rd year the remaining 5 buildings. So once every 3 years the whole building is getting pressure washed. This also will put us on a maintenance schedule. Robbie will look into getting us quotes. Board members agreed to this change.
- Trash pickup was reduced to ½ the cost, since we agreed to use Littles Nursery Landscaping to assist with clean up. Board members were asked if we have seen much difference since we cut the cost. Members commented that it looks the same. We are saving money about \$6000.
- As of today, Robbie reported that we have \$24,625.66 in Total Assets.

b. Annual Meeting

- Will be held on January 6th at 5:30 pm at Russell Property Management, Inc. Board agreed this was a good date and time.
- Alternate date is January 13, 2025.

V. General Discussion

- Police patrol
 - Xavier asked if there was anything we can do to get the police to patrol the area more frequently? Reason- It only seems that we see them when there is an issue going on.
 - Gina has called and reported twice of the reoccurring break-ends to a JJ unit.
 - Hopefully the Greenville police will start patrolling the area more.

- Lights still out on Entry Sign – difficulty to see turn in at night
 - Lisa asked what is the status on the repair of the bad wiring?
 - Robbie replied that GUC is working on getting the underground wires replaced. When he last checked status, they replied – we are working on it.
 - Gina mentioned that Antwyne works at GUC and can perhaps move this along. Robbie said will send him an email tomorrow morning.
- Pest Control
 - December 1st - Pest Control will come out to spray Sterling Pointe.
- Delinquent Accounts on page 4
 - Xavier asked if we have been making any progress on these issues, some of them go back as far as 2021-22?
 - Robbie will look into the recent status. Many are in the hands of Lawyers, and we don't hear anything until we receive a check.
 - Robbie will send us an email of updated status.
- Termite inspection and control
 - Verlie and Lisa both commented that they have not seen the termite company come to spray on the scheduled date. They asked if the company ever came.
 - Robbie will check with the company to confirm if and when they came out.
 - Termite Control is a yearly bill.
- Corporate Transparency Act
 - Lisa asked what the decision was on whether we had to pay a fee or is it free by going online.
 - Robbie explained that we the Board members, will need to be registered by the end of the year.
 - Gina: It is free online to file it, but we need a designated person to do the filing for us. Everyone on the Board will need to send Rocky or Robbie a copy of their driver's license. The driver's license has all the information needed for the form. If you move, immediately send Rocky your change of address, because it has to be reported. Rocky will fill out the form. It is a \$175 charge to file.

- Robbie will send a reminder out to Board members in a few days.

VI. Adjournment

- Meeting adjourned by Gina Braley

Next Meeting: Annual Meeting 2025 – Board agreed to January 6, 2025