

Breezewood II HOA

Meeting Minutes

April 30, 2019
6:00PM

Type of Meeting: HOA Board Meeting

Meeting Facilitator: Tonya Jones, RPM

Board Members in Attendance:

Rob Barbee – Secretary

Ashley Bleau – President

Alex Kinney – Vice President

Brian Massey

Willie Pollard

Dan Price

Ben Rogers

- I. Meeting was called to order by outgoing president Brian Massey
- II. Quorum was established
- III. Approval of minutes from last meeting was postponed due to non-submittal
- IV. Reports were reviewed by the Board and all questions were resolved by Tonya. The following were discussed:
 - a) Door Painting Bids – Issue was tabled until more quotes could be obtained
 - b) Delinquents were discussed and it was decided that a demand letter would be sent to
 - c) Discussed the addition of a new Recycle Center on Thackery side of complex. Tonya is working with the City of Greenville, but they are slow to respond. To be readdressed at the next meeting.

- d) Discussed the Facia missing on Building 3308. It was requested that we look for other vendors outside of Justice Home Improvements.
 - e) MBO – had a new screen installed and one rebuilt. There was a motion to bill back the homeowner for the repair by Willie Pollard and seconded by Rob Barbee. Motion Carried
 - f) MBO – had maintenance completed and it was motioned by Alex to bill back the homeowner and seconded by Ben Rogers. Motion Carried
- V. New business began with an election of officers for the Board this upcoming year. The results were as follows: Ashley Bleau – President, Alex Kinney – Vice President and Rob Barbee – Secretary. Ashley took the lead for the rest of the meeting after thanking Brian for his service as President last year. The following were the new business issues:
- a) After much discussion of the 5-year plan for landscaping improvements at Breezewood II, it was decided that having a Landscape Committee to help manage the process of meeting with contractors and holding people accountable would be beneficial. Brian Massey and Alex Kinney were gracious enough to volunteer for the task. The board all thanked them for their willingness to jump in and get the ball rolling.
 - b) Termite Inspections were a success as a majority of the residents scheduled their inspection with Otho's. Only 8 units had outside only inspections and none were found to show any signs of termite damage.
 - c) The scheduling of Pressure Washing by Clean Team was reviewed and confirmed.
 - d) There was discussion about a parking spot that had been marked handicap at building 3306 that was not necessary. The board decided to avoid any issues by removing the designation.
 - e) Ashley Bleau reviewed the Pool Information for the upcoming season as it is the 1st year of the Breezewood I and Breezewood II agreement to let II utilize the pool. Key Cards can be obtained at the HOA Management Office on Evans Street with a \$15.00 refundable deposit.
- VI. Motion was made to Adjourn by Rob Barbee and seconded by Willie Pollard. Motion Carried

Next Meeting to be held on July 30, 2019 at 6:00PM

Breezewood II HOA

Meeting Minutes

July 30, 2019
6:00PM

Type of Meeting: HOA Board Meeting

Meeting Facilitator: Tonya Jones, RPM

Guest: Rocky Russell

Board Members in Attendance:

Rob Barbee – Secretary

Ashley Bleau – President

Dusty Carter

Alex Kinney – Vice President

Brian Massey

Willie Pollard

Dan Price

Ben Rogers

- I. Meeting was called to order by president Ashley Bleau
- II. Quorum was established
- III. Approval of minutes from last meeting completed
- IV. Reports were reviewed by the Board and all questions were resolved by Tonya. The following were discussed:
 - a) Insurance – The way insurance was handled was questioned due to time constraints and the use of only one agent and a motion was made that we request our quotes 3 months in advance of policy renewal to give the Board plenty of time to discuss and review. Motion made by Willie Pollard and seconded by Brian Massey. Motion Carried.

- b) There were concerns raised of the current insurance policy and price that we are being charged. There was another policy offered as an alternative to the current and both were discussed. Rocky was in attendance to offer insight to the current policy and the ramifications of a major event. There was a motion made to invite Steve West in to discuss current policy. The motion was amended to email questions to both agents of the policies being reviewed and to readdress at the October meeting. Motion made by Brian Massey and seconded by Alex Kinney. Motion carried.

V. New Business Issues Discussed

- a) Reviewed the Demand Policy
- b) Reviewed work orders
- c) Discussed the work order for the half moon openings at buildings 3302E, 3300E, 3306E and 3302H. The Board requested that All Home Repairs search for wood rot in the openings. A motion was made that if no rot was found the areas were to be repaired. Motion made by Dan Price and seconded by Willie Pollard. Motion carried.
- d) Door painting tabled until next meeting

VI. Motion was made to Adjourn by Willie Pollard and seconded by Alex Kinney. Motion Carried.

Next meeting to be scheduled by email from Tonya

Respectfully submitted,

Rob Barbee - Secretary

Breezewood II Meeting

10.2.19 6:00

RPM

Meeting called to order 6:05. Quorum was established with the following members present: Willie Pollard, Dusty Carter, Alex Kinney, Ben Rogers and Brian Massey. Tonya Jones with RPM was also present.

Discussion regarding 3306 G Roof leak. Temporary repair in the amount of \$940 or roof replacement for estimate of \$32,484.96.

Willie made a motion to replace the roof using funds from the escrow account, Brian 2nd. All in favor.

Willie made a motion to repair the owners interior due to the circumstances surrounding this instance, Brian 2nd, all in favor.

Brian made a motion to allow RPM to act on decisions made by the board via email given majority vote from the board members, Dusty 2nd, all in favor.

Meeting adjourned at 6:30.