
BREEZEWOOD 2 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

October 5, 2020 at 6:00pm

3300 D Mulberry Lane Greenville, NC 27858

All members were present: Kathryn Boswell, Dusty Carter, Todd Kaun, Alex Kinney, Mandy Nichols, Nick Wyont

Meeting called to order by Alex Kinney at 6:00pm.

Officers were elected as follows:

Todd moved to elect Alex Kinney as President. This was seconded by Dusty. All members were in favor.

Todd moved to elect Dusty Carter as Vice President. This was seconded by Kathryn. All members were in favor.

Alex moved to elect Kathryn Boswell as Secretary. This was seconded by Todd. All members were in favor.

Alex moved to elect Todd Kaun as Treasurer. This was seconded by Dusty. All members were in favor.

Dusty motioned to transition back to Russell Property Management. This was seconded by Todd and all members were in favor. Alex will draft a letter to submit to current management company.

There was a detailed discussion of the roof replacement projects. Alex Kinney is going to inquire regarding more detailed financials and exactly how many buildings are slated to have roofing replaced.

Delinquents and Prepaids Report was reviewed. Action tabled until the transition to Russell Property Management is complete.

There was some discussion of whether a bylaw states or an amendment can be made as to how many units an owner may rent. There was also some discussion about developing a short survey to distribute to all homeowners regarding the community and any concerns or suggestions for improvements they may have.

The meeting adjourned at approximately 7:15pm.

The next meeting will be held on November 9, 2020 at 6:15pm. Place is to be determined.

BREEZEWOOD 2 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

November 9, 2020 at 6:15pm
106 Regency Blvd Greenville, NC 27834

Attendees: Dusty Carter, Kathryn Boswell, Tonya Jones, Todd Kaun, Alex Kinney, Mandy Nichols, Rocky Russell, Nick Wyont

Meeting called to order at 6:20pm by Alex.

Motion to approve October 5, 2020 meeting minutes by Dusty and seconded by Mandy. All who attended that meeting agreed and minutes were approved.

There was a discussion involving a leak policy. Rocky will create a document to explain the leak process and how leaks are to be handled. The board will review before voting to approve.

An amendment stating how many units one individual can own was suggested. Rocky will investigate and provide further information on this matter. Rocky will also send an email to the attorney regarding adjusting the proxy.

Alex will finalize questions for a survey that will be sent to all homeowners. This will be emailed to the board for approval prior to being disseminated to the community. Alex will also invite the previous board to talk with current board members to discuss several matters.

Tonya will investigate possible savings regarding cable and the option of bundling cable and internet.

The meeting adjourned at approximately 7:30pm.

Next meeting will be December 1, 2020 at 6:15 at 106 Regency Blvd Greenville, NC.

BREEZEWOOD 2 HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

December 1, 2020 at 6:15pm
106 Regency Blvd Greenville, NC 27834

Attendees: Kathryn Boswell, Dusty Carter, Tonya Jones, Todd Kaun, Alex Kinney, Mandy Nichols, Nick Wyont

Meeting called to order at 6:15 by Alex.

Several updates were made to previous minutes prior to approval. Dusty motioned to approve and Todd seconded that motion. All present voted to approve minutes.

There was a review of balance sheet, profit and loss budget performance, delinquents and prepaids report, work orders, newsletter, survey, and leak policy.

Some discussion of whether to have gutters cleaned and pressure wash the buildings in 2021. All agreed to forego having gutters cleaned and buildings pressure washed unless the need arose. There was also discussion surrounding the current monthly dues of \$175. All in agreement that dues should not be changed at this time.

Tonya will schedule termite inspection in early 2021. Tonya previously contacted cable company and is waiting on information regarding the cost of cable if we renew our contract, as well as the cost of bundling internet and cable. Rocky Russell will discuss proxies with the attorney to garner additional information.

Annual HOA meeting will be held in person on Monday, February 22, 2021. There will be a virtual option to participate given the current pandemic.

Meeting was adjourned at approximately 7:30.