

The Vineyards Homeowners Association of Pitt County, Inc.
Board Meeting Minutes

January 19, 2023

Location: Russell Property Management

Meeting called to order at 5:55 pm. Quorum was established with 5 of 5 Directors present. Those present included Blake Harris, Willie Pollard, Daniel Kimbril (via phone), Ruffin O'Neal (via phone) and Kayla Moore (via phone), as well as Chelsey Bennett (Community Association Manager).

Violation hearings were held for the following:

- [REDACTED] re: damaged/torn window screens
- [REDACTED] re: missing and damaged screens
- [REDACTED] re: damaged/torn window screens
- [REDACTED] re: damaged/torn window screens*
- [REDACTED] re: damaged/torn window screens

Board voted to assess a monthly fine of \$50 beginning February 1, 2023 for as long as the violation remains open.

*Owner reported screens have been ordered; Board voted to allow an additional 30-days before fines begin being assessed on this account.

Minutes from prior Board meeting (October 20, 2022) were reviewed and approved as submitted.

Financial reports from December 31, 2022 were reviewed.

Board reviewed proceeding with foreclosure at [REDACTED]. Motion made and approved to hold off and review at next Board meeting as homeowner has made a handful of sporadic payments.

Pending warmer weather for bus stop concrete install.

Quotes for pressure washing were reviewed. Board approved to proceed with Clean Team Pressure Washing for \$4,544.

Quotes for parking lot repairs, re-seal, and re-painting were reviewed. Board approved to proceed with Absolute Pavement Services for \$42,053.

Owner of B1 requested for the Board to review replacement of mailbox door. Current mailboxes are old style and parts are not manufactured anymore. Replacement would require all CBUs for the property to be replaced (\$23,000+); this is a project not currently budgeted for this year but will likely occur within the next handful of years. Willie Pollard may have an extra CBU in storage that could be swapped out. Board also reviewed purchasing PO Box for 1 unit, but was not approved to proceed.

Board approved to proceed with having GUC convert streetlights to LEDs at an estimated \$478 per month.

Meeting adjourned 6:33 pm.

Next Board meeting is scheduled for Thursday, April 20, 6:00 at Russell Property Management.