

**Property Committee Meeting Report  
Tuesday 8 March 2011**

Meeting convened at 10:00A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison (Peter Bevan), Paul Alexander, Earl Lee, Mike Reynolds, David Smyth, Ron Grove, Dick Sievers, Joe Johns, Malcolm Macphee and Jim Wilkison.

Report of previous meeting was approved.

SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct No problems

Phase 3 & 4 No problems. Received a request from Mr. Cannon on Myrtle Trace Drive to relocate his mailbox 4-ft. farther from his driveway to facilitate his operating his motor home. Al Hardee will relocate the mailbox for a fee of \$15.00 payable to the association. Mr. Cannon also requested a mail box across the street be relocated 2 ft. Al will tell him we will not relocate that box unless the resident requests its relocation.

Phase 5 Some properties have dead wild magnolia trees (Bay trees) that should be removed. Will refer to ARC.

Phases 6 and 7 No Problems.

Phase 8 – No problems.

Clubhouse - Clubhouse carpeting cleaned by Healthy Home on Wednesday 23 February 2011. The drop down ladder cover magnets, holding the cover up in the Activities Closet; have been fixed. Fire extinguisher in hall near to the rest rooms has had a new holding bracket installed. The damaged base board below the extinguisher is in the process of being repaired. Drop leaf table in kitchen will be done within the next ten days.

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Pool/Cabana Inspection of wood deck around pool is scheduled for April 9<sup>th</sup> at 10 AM and repairs scheduled for April 16<sup>th</sup> at 10 AM. Pool will be drained, cleaned and refilled latter part of April. Chairs, tables, umbrellas, etc. will be set-up Sat. April 23<sup>rd</sup> or 30<sup>th</sup> with pool opening on May 1<sup>st</sup>.

Lakes – Mike Reynolds in contact with Estate Management on new EPA requirements and installation and repair of aerator systems. Recent studies show aeration is a satisfactory method of removal of algae in lieu of using chemicals.

Property Maintenance Contractor We are waiting for account approval of new landscape material supplier for purchasing plants. Hope to have approval by end of this week so Al can begin to purchase and install new shrubs. A portion of the maintenance yard fence that was in need of repair and the repair of the gates to the yard was finished late February.

Roads and Gates - Gates are working well. Jim Wilkison will be meeting with contractors for sealing the centerline seam of Myrtle Trace Drive within the next week. Jim will be looking into a better system of attaching the guideposts at the gate area. Currently they are difficult to securely mount when knocked over by autos. Some of the Stop Signs in the subdivision have lost their reflectivity and should be replaced. The overall cost should be minimal, each sign costs about \$35.00.

Signs - Beechwood Court sign has been received and installed. Two additional handicap signs have been received and Al's crew will mount them and create two more handicap-parking spaces for the clubhouse. They will be adjoining the two existing spaces. Earl Lee has located a new sign company for making our street signs. They are considerably more economical than our current supplier.

Mail Boxes and Posts – Replaced 3 mailboxes, 3 mailbox posts, 3 nameplates, and reset 12 road posts.

Streetlights – All are in working order

Trees - None removed from common areas.

Garden Club - Planting going as planned. Just purchased some new plants, which will be planted soon. Paul Alexander will coordinate the azalea plants that the club wants to remove and donate to the association.

#### OLD BUSINESS.

Charitable Collection Boxes in Clubhouse: Charlene Rose and Malcolm Macphee will draft rules for placing collection boxes in the clubhouse. The committee will review at their next meeting and make a recommendation to the Board for their action.

Replacement of Sod: 18 requests for sod have been received. The areas requested will be examined on 23<sup>rd</sup> April for disposition. New sod will be installed early in April.

EPA requirements for Lakes: (see above)

Additional handicap parking spaces: (see above)

#### NEW BUSINESS

Encroachment on common grounds: There are a number of encroachments onto common grounds. This situation seems to slowly expand year after year. In one location the encroachment reduces the drainage swale width. In this same location the drainpipe that discharges storm water into the lake is undersized and is subject to debris blockage. When this occurs the embankment above the pipe forms a dam to hold back the storm water which then inundates a number of properties (a condition that has existed for years). There are at least two possibilities to correct the problem. Replace the pipe with a considerably larger

diameter pipe or cut a spillway swale on the top of the bank. The committee is looking to the Board for direction in these matters.

Clubhouse ceiling complaint: The two tiles referred to in the complaint letter are not near the entrance doors they are along the back wall at the diagonal window. The discoloration is minimal. Lyle will check to see if there are spare tiles in the storeroom attic and if so will replace them. If not available the committee does not think we should purchase new tiles, since the discoloration is so slight.

Complaint the clubhouse and pool need major repairs: The committee rejects this complaint. There are no major repairs required. As problems arise they are corrected in short order.

Request for speed bumps at intersections: The committee strongly recommends that no speed bumps be installed.

Resignation of Dave Atkins: Since Dave is now a member of the Board his resignation was accepted. The committee thanks him for his time with us.

Upgrade sound system in the clubhouse: The Activities Committee has purchased new equipment for the clubhouse sound system. All equipment and wiring will be concealed from view. The committee was given approval for the upgrade.

Senate Bill S218: Members of the committee were reminded to seriously consider sending the letter distributed by the Board to our local State Reps.

Next meeting scheduled for Tuesday 12 April 2011.

Meeting adjourned 11:40A.M.

Prepared by Lyle Kershner