CII Board Meeting Minutes of July 16, 2009

Attending: Dwayne Green, Bob Pearson, Kim Lever-Green, Ray Kudlak; Barrie Cameron, Hawthorne management; Guests: Steven Johnson, owner and David Morse, foreman; Black Thumb Landscaping / Nursery

The meeting was called to order at 7:02 PM and the previous Minutes were adopted.

Treasurers report – A review of income and expenses over the past five years was presented by Hawthorne Management. The current strong financial position is being maintained, however, some extraordinary expenditures were necessary for the replacement of the Pool Drains, the major replacement of the Pool Pumps and lines and the replacement and repairs to the clogged Pool sewer line. This subject will be discussed again at the August Board meeting as we have concluded the collection of dues with the exception of those overdue payments which are being placed in collection through placement of liens.

Old Business – Additional repairs have been authorized for the Playground Equipment to eliminate the Track Rod, add a Chin-up Bar and repair the Platform. These repairs, in addition to repairs made last month and in May were partly caused by vandalism. Vandalism to the Pool and Playground has resulted in repair costs to remove graffiti and broken/damaged materials.

Architectural Committee – Contact will be initiated regarding a boat parked in driveway.

Pool Committee – A major sewer line repair was completed. Other minor repairs will be evaluated for completion now or later in the off season. A new lifeguard chair has been requisitioned and repairs to the outside concrete walkway will be completed.

Social Committee – No report.

Landscape Committee – The Board met with Black Thumb Landscaping to review their proposal for becoming our new Landscaper. Final approval is pending.

Building Committee – A financial review was presented to the Board by Hawthorn for discussion at the August meeting. Financing for the Community Room has been negatively impacted by expenditures for the Pool and for general repair of equipment by vandals. The Community Room will remain on the agenda for initiation this year in the off-season if expenses remain low and the remaining budget will allow building plans to proceed.

New Business – Additional liens will be placed for several homeowners delinquent on dues. Our added expense for damages caused by vandalism is a drain on the Annual Budget that we should not have to endure. Please report any issues involve vandalism to a Board member. We need to eliminate the destruction to property as those funds are needed for other works.

The meeting was adjourned at 8:58 PM.

The next meeting will be held at 7:00 PM, August 12 at 12810 Angel Oak. Dr.