

*ESTATE AT WESTBURY HOMEOWNERS ASSOCIATION*

**BOARD OF DIRECTORS MEETING MINUTES**

**August 22, 2017**

**3: 35 p.m. EWHOA Clubhouse**

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**I CALL TO ORDER-**

**Present:**

**Warren Johnson**-call in (President)

**Rocky Dunlap**-on site (Vice President)

**Ralph Paine**-on site (Treasurer)

**Debra Schumann**-call in (Secretary)

**Carolyn Krause**- on site (member at large)

**Office :** Doug Skelly  
Mark Megliore  
Theresa Childers

Construction: Joe Highsmith, Chuck, and Peter Sheratt-construction

**Audience/Callers Homeowners:** Janet Spinelli 918, Mrs. Nagy,

**II OLD BUSINESS**

1. **Approval of July Minutes** - Motion made by Rocky Dunlap and seconded by Carolyn Krause. Approved unanimously.

2. **Installation of additional security cameras**-Discussion of camera proposal ensued. We will be paying an additional \$350/month and an install fee of 10K for an additional 20 cameras around the property to cover areas of need. We will be cutting about \$800/mo. from Hargray since we'll be using another security company. The install fee will come out of the reserve funds this year as this expense was not previously budgeted for, but now deemed necessary. A motion to go forward with the purchase and install was made by Ralph Paine and seconded by Rocky Dunlap. Motion passed unanimously.

**III NEW BUSINESS**

Warren Johnson praised Theresa, Doug , Mark, and Rocky for their work and diligence in reporting on our finances.

1. **Treasurer's variance report** was read. We are basically on budget with a small increase from Hargray royalties. Our expenses are on track.

2. **Purchase of storage Unit D2**-Mark told us an owner got a 4 x8 storage unit at a tax sale and is willing to sell it back to us. Warren suggested we get a written offer from the purchaser for the Board's consideration. Mark will pursue.

3. **Insurance settlement request.** Approval was extended for Rocky and/or Warren to sign.

4. **Pine straw application-** Theresa will return to the Greenery to pursue a lower price per bale. **Tabled to next meeting.** ACTION ITEM NEXT MEETING.

5. **Request for approval to purchase a new blower.** Rocky motioned to spend up to \$800 for a new blower . Warren seconded. Motion passed unanimously.

6. **Request for using different blinds** in certain unit. Discussion ensued. Rocky made a motion to deny the request and Carolyn Krause seconded. The board felt conformity of appearance was important to maintain property value.

7. **Request for getting funding/approval** for materials to edge garden area around certain unit(s). This was TABLED until we have more information from the Greenery as to their long term plans for landscaping.

8. **Request from Garden Club** for funds to improve the area also tabled until more information is received.

9. **Construction Update-Highsmith-** Construction is coming to a close. Building 300 windows will all be installed by the end of the coming week. There was more rot on some of the balconies than expected, but still going ok. The 200 building needs waterproofing in the breezeways and the landings must have curing time. Currently about 21K over budget, but still feel we'll be slightly under budget after these buildings are done. Providing the weather cooperates, expected completion will be about third week in September.

Janet Spinelli, observer/homeowner, reported paint wearing off already on the ground floor areas. Highsmith responded the manufacturer will have to come back and help fix this issue.

**A request for approval of a draw for construction for \$163,811.96** contingent upon Peter Sheratt's approval. Rocky Dunlap motioned to approve and Warren Johnson seconded. Passed unanimously.

10. A reminder that construction meetings will take place about 4:30 . Executive sessions when called will begin at 2:30 and regular meetings will start about 3:15.

11. A request for minutes to be completed /sent out sooner was made. The secretary will do her best to comply.

**IV. ADJOURNMENT.-** Next scheduled meeting will be on Tuesday. September 26th at 3:15 p.m. at the clubhouse. Motion to adjourn by Rocky Dunlap and seconded by Ralph Paine.