

# QUEENS GRANT I, HPR

Board of Directors Meeting  
November 1, 2023

Approved  
12/6/23

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**HTA Staff Present:** Ronda Durham, *Property Manager*  
Doug Skelly, *Property Manager*  
Mark Megliore, *Financial Director*

**Members Present:** Patricia Courtney, *President*  
Greg Bowles, *Vice President*  
Ryan Beal, *Director*  
John Melidones, *Director*

**Members Absent:** Laura Slatton, *Secretary*

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**Call to Order:** The meeting was called to order on Wednesday, November 1, 2023, at 6:00 p.m. via Zoom.

**Approval of Minutes:** The minutes of the regular meeting held on October 4, 2023, were unanimously approved.

**Appearance by Unit Owners:** None in attendance.

## Financials

**Income & Expenses** - Everything looks good.

### **LOC for Wood Rot & Paint Project**

Have approval to spend up to \$500,000.00 on this project.

Getting a new LOC, Board decided to use Pinnacle bank - 8.2 % rate for a 6-year term.

Talked about closing roof account at TD and opening it with Pinnacle and renaming it the Wood Rot account.

### **Capital Reserve**

Paying off \$65,000.00 from insurance back to the Capital Reserve

Important that people understand how the financing for insurance works.

Will have \$100,000.00 left in reserve.

## Old Business

### **Pool Issues**

QG II a lot of complaints, they want to make a change not sure which direction.

QG I not as many complaints

Year-Round Pool - \$860.00 does not include the chemicals

Diamond - \$1,150.00 includes the chemicals

**Unit #592 Deck**

Finally got approval on deck for Unit #592.

**Wood Rot & Painting Project**

Wood rot & Painting Project Kick Off to start on November 8<sup>th</sup> with unit #555.  
Celtic tagged all large areas that needed wood rot to make sure big things get done.  
Estimate for Wood Rot - \$300,000.00 (budgeted for \$35,000.00 for wood rot add Ons)  
Estimate for Paint - \$165,000.00 for 54 villas and 1 pool house coming out to \$3,000.00 per unit.  
There will be additional costs for any missing insulation or plywood under a wall and if there is too much wood rot to use again as a base.  
Service yards with showers will have additional costs for plumbing and shower valves.  
\$300.00 for plumbing fee  
\$102.00 for shower valve (Moen quality) Expect to replace 7 shower valves.  
See attachments for additional information.

**Landscaping**

Greenery – There have been a lot of issues with the Greenery and the lack of response. It takes forever to get estimates and they are way more expensive than other companies. Irrigation not working properly, losing plants. Everything is additional.  
Swamp Grass – They were always visible in the communities, and it wasn't clear on what the problems were with them. Board to get a new price quote from them.  
Swamp Grass response is much better, and they do an amazing job with irrigation.

**New Business**

**Strategic Planning Committee**

Pattie discussed set up a new Strategic Planning Committee to help with moving forward with Queens Grant I. Patti made suggestion of not selecting prior board members and getting people who haven't been on the Board to be more active. Ryan Beal volunteered for new committee.

**Board Minutes**

Going forward the Board minutes will be posted onto the website for owners to be able to view.

**Next Board Meeting:** Wednesday, December 6<sup>th</sup> 2023 at 6:00 pm.

**Motion to Adjourn:** The Board unanimously agreed to adjourn this meeting at approximately 7:09 pm.

Approved by  
Patricia Courtney, *President*

Approved Date:

*Approved at 12/6/23*  
*Board meeting*  
*Post to website*

*12/6/23*