

QUEENS GRANT I, HPR

Board of Directors Meeting

December 6th, 2023

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

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

Owners: Ashley Gasiorowski

Call to Order: The meeting was called to order on Wednesday, December 6, 2023, at 6:00 p.m. via Zoom. A Quorum was present.

Approval of Minutes: The minutes of the regular meeting held on November 1, 2023, were unanimously approved.

Appearance by Unit Owners: Ashley Gasiorowski

Financials

Income & Expenses - Everything looks good. We paid back the \$65K back to Reserves. We had borrowed from last year to pay insurance to prevent having to finance and pay interest cost. We are always playing catch up with the insurance as we only start collecting in December for a January 10th premium due date. We paid the flood insurance of \$84,354 but don't have the numbers yet for the property renewal.

Loan finalized and assessments will be sent out. The option to pay lump sum or the finance options of 6-years at rate of 8.20% will be offered. We will wait to see how they choose to pay and then order the coupon books.

Old Business

Motion approved and passed by 4 out of 5 members present to give notice to The Greenery for cancellation of contract for cause. Their lack of response for the sprinkler damage to unit, ala carte pricing is expensive. They did not maintain irrigation system and wanted to charge for storm clean-up. Give 45 day written notice and Swampgrass to begin February 1, 2024. Motion approved and passed for the Swampgrass contract from 4 out of 5 members present. Contact is only \$20 more per month and includes -2- storm damage clean ups. Irrigation rate is \$75 per hour verses \$110 per hour. We received Greenery irrigation audit and there are numerous repairs to be made.

Motion approved and passed to extend the Transfer fee voting another 90 days from all 5 members. Laura Slatton joined the meeting late. The attorney advised to have this recorded in the minutes to move forward. We need 2/3 votes for the 66.666 to pass the transfer fee.

Aqua Craft Pool contract. Need to call and firm up pricing. He had quoted \$1,000 per month but now may reduce as he has lost contract on QG II. Rate should be with \$850 or \$900 with chemicals. Patti was going to talk to him in the next few days.

Board Minutes from November, 1, 2023 approved and will be posted to website.

New Business

Tree mitigation. The Board had previously approved Arbor Barber quote for removing the tree back by the pool. The town is requiring replacement with -2- Magnolias. Swampgrass has quoted \$1,600 for the trees and planting. The Board made the motion to approve and passed not to exceed \$1,600.

BOA Update: Carolina Asphalt has completed the pot- hole repair. The remaining asphalt repairs are dependent on weather.

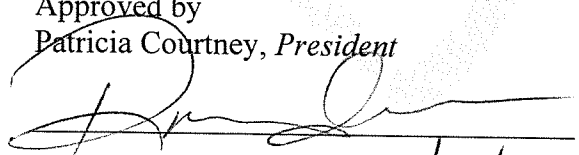
QG II is supposed to head BOA this year. Working to have more continuity with the change over with regimes. Bob Duncan is working on a proposal to keep Pattie on board to finish the projects she has initiated. The BOA did not have a management company before and hope this will help with the transition between regimes.

Next BOA Meeting: January 9, 2024 at 4:30 via Zoom.

Next Board Meeting: Wednesday, January 3, 2024 at 6:00 pm.

Motion to Adjourn: The Board unanimously agreed to adjourn this meeting at approximately 6:45 pm.

Approved by
Patricia Courtney, *President*


RD
1/4/24

Approved Date:

