

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Minutes of the Open Meeting of the Board of Directors on November 28, 2016

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on November 28, 2016.

Attending Members of the Board:

Glenn Gesoff
Carlos Ortiz
Bing Lu
Andrew Zheng

Absent Members of the Board:

Collins Pier

Attending Members of Management: Erica Morgan and David Orr

CALL TO ORDER

Established quorum and called the meeting to order at 5:49 PM.

APPROVAL OF AGENDA

The agenda was approved as presented.

EMAIL APPROVALS

- Approval Of New Fountain Unit in Phase 3 Lake 2 North
- Approval Of Cleaning and Painting Logos / Emblems
- Approval Of Cleaning and Painting Mailbox Units
- Approval Of Cleaning and Repairing Damaged Fence in Phase 2
- Approval Of New Maglock for Rock Pool Restroom Gate
- Approval Of New Maglock for Rock Tennis Courts
- Approval Of 2017 Budget
- Approval Of 2017 Assessment Rate

MINUTES: Minutes from the November 1, 2016 (October) meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the November 1, 2016 Board of Directors Meeting. Motion carried.

FINANCIALS: Financials for October 2016 were reviewed. Community Manager Morgan presented the report.

Motion: A motion was made and seconded to approve the Minutes of the October 2016 Financials. Motion carried.

COMMITTEE REPORT:

- **Green Committee:** The Green Committee updated those in attendance on their meetings. They presented their list of proposed events and inquired on the website status.
- **Wildlife Committee:** The Wildlife Committee is working on obtaining the information for a butterfly garden and will present more information to the Board at a later date.

OLD/NEW BUSINESS

- **Reclaimed Water Irrigation System Conveyance and Services Agreement:** The Board requested this item stay on the agenda as it will be an ongoing project.
- **Reserve Study - Update:** Community Manager Morgan informed the Board that the report has been received and will be sent out for their review.
- **Annual Meeting – Update:** The meeting is December 13, 2016 and there is one position open with four candidates.
- **2017 Budget:** Community Manager Morgan stated that the 2017 budget for the association has been approved and will be uploaded to the website.

- **Trails/Asphalt Estimate - Update:** The Board agreed to have D&C complete a test area. Community Manager Morgan will let D&C know to complete the area.
- **Iron Fence Repairs:** Community Manager Morgan has received two proposals on the iron fencing. She is working with other vendors to submit as well.
- **Pergola Repairs:** Community Manager Morgan presented the proposal from Associa On-Call and Property Services on the pergola replacements for the seven pergolas being constructed. The Board is reviewing the proposals received.
- **Park Benches/Tables:** Community Manager Morgan presented the proposal for replacing and/or repairing the damaged park benches and tables throughout the community.
Motion: A motion was made and seconded to approve the proposal to replace and/or repair the damaged park benches and tables. Motion carried.

HOMEOWNER DISCUSSION

- Homeowner inquired on the need to update the reserve study every 3-5 years.
- Homeowner inquired on if the deed restrictions ever expired.
- Homeowner inquired about ant hills near the trails.
- Homeowner inquired on the amount for the 2017 assessments.
- Homeowner inquired on if the Association can do anything about the parking near the tennis courts.
- Homeowner inquired on power washing the common sidewalks.
- Homeowner asked that the landscaper be asked to adjust the sprinklers as the areas are very wet.

EXECUTIVE SESSION SUMMARY

The Board met with the wildlife committee to discuss their proposed 2017 budget amount. The Board reviewed and discussed the delinquency report. The Board reviewed and discussed the various deed restriction violations.

NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for January 23, 2017 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 7:11 PM.

Board Member

Date