

GRAND LAKES COMMUNITY ASSOCIATION, Inc.

Minutes of the Open Meeting of the Board of Directors on September 26, 2016

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on September 26, 2016.

Attending Members of the Board:

Collins Pier, President

Glenn Gesoff

Carlos Ortiz

Absent Members of the Board:

Bing Lu

Andrew Zheng

Attending Members of Management: Erica Morgan and David Orr

CALL TO ORDER

Established quorum and called the meeting to order at 5:40 PM.

APPROVAL OF AGENDA

The agenda was approved as presented.

EMAIL APPROVALS

- Approval Of New Feature Motors At Rock Pool
- Approval of Replacing 1 Pool Light Fixture at Swim Team Pool
- Approval Of Electrical Work at Center Village
- Approval of Power Washing of Pavilion at PH 4
- Approval of Pressure Washing Sidewalk/Mailbox in PH 4
- Approval of Replenishment of Beds at Briar Summit
- Approval of Installation of Soil & Coral Drift by PH 4 Pavilion
- Approval of Ordering 1,000 Additional Access Cards

MINUTES: Minutes from the August 2016 meeting were reviewed.

Motion: A motion was made and seconded to approve the Minutes of the August 22, 2016 Board of Directors Meeting. Motion carried.

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

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

COMMITTEE REPORT:

- **Green Committee:** The Green Committee updated those in attendance that they have had two meetings and the minutes are posted on the website. They also posed a number of questions to the Board for consideration.

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 proposal has been signed and Reserve Advisors will be contacting us within the next few weeks for a site visit. The expected turnaround time for the report is eleven weeks.
- **Trails/Asphalt Estimate - Update:** Community Manager Morgan presented all three proposals. The Board asked the D&C be asked to complete a small area for the quality of work can be inspected.
- **2017 Budget:** Community Manager Morgan stated that the 2017 budget for the association is being set up.

- **Bark Park Repairs:** Community Manager Morgan presented the proposal for the wood replacement at the Barn Park as the current wood floor was damaged.
- **Wooden Fence Repairs:** Community Manager Morgan presented the proposals from Property Services and Associa On-Call for the wood fence repairs. **Motion:** A motion was made and seconded to approve the proposal from Property Services. Motion carried.
- **Iron Fence Repairs:** Community Manager Morgan has received one proposal on the iron fencing. She is working with other vendors to submit as well.

HOMEOWNER DISCUSSION

- Homeowner asked about the installation of a brick fence. The Board stated that they are looking into this so it can be stated at the annual meeting.
- Homeowner inquired on when the annual meeting would be. At this time, no date has been set.
- Homeowner inquired on the status of the ducks.
- Homeowner inquired about the reclaimed water project and the funds that the HOA would be saving.

EXECUTIVE SESSION SUMMARY

*The Board met with the Green Committee to discuss preliminary questions they had regarding a Board Liaison, a recap of their meetings, and their 2017 budget.

NEXT BOARD MEETING and ADJOURN

The next board meeting is scheduled for October 24, 2016 at the Seven Meadows clubhouse. With no further business to discuss, a motion was made to adjourn the meeting at 6:47 PM.

Board Member

Date