

Meeting Minutes from Master Board Assoc. Board (MAB) Meeting

Mtg Held June 29 at 4pm at Remax Conference room

Master Assoc Board Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Cole Baas	Treasurer
Kelli Whitehall	Secretary
Bob Sedge	Member
Susan Anderson	Landmark Manager

Meeting was called to order by Al Berzett at 4:02 pm.

1. Remax building Landscape Maintenance

The new owner complained that the landscape around the Remax building has not been maintained and needs trimmed and cleaned up, and that the dues paid to the Master Association was used to pay for the landscape maintenance of the 1.5 acres on his lot. This claim was based on the new owner's interpretation of the Jan 6 meeting minutes. Cole Baas (Master Assoc Treasurer) hired Extreme Landscape to trim and clean up the front of the 1.5-acre lot. The cost was \$2800.

The MAB discussed this misinterpretation of the meeting minutes.

The minutes read: "This building is the equivalent of 2 lots of the Peninsula, and the new owner will pay dues to the Master Association for landscape maintenance"

This sentence is located under item #1 of the agenda which was to identify Master Common Areas. This sentence was referring to where the dues money collected from the Remax building owner will be applied, which is to the common area landscape, just as all other lot owner's dues that are applied to common area landscape.

The MAB reviewed Section 4.02(a) First Amended and Re-Styled Master Declaration Responsibility of the Owner, which states:

Each Owner shall maintain its Lot and all structures, parking areas, and other improvements comprising the Lot in a manner consistent with the Community-Wide Standard and all applicable covenants unless such maintenance responsibility is otherwise assumed by or assigned to a Neighborhood Association pursuant to any additional declaration of covenants applicable to such lot.

The MAB reviewed Section 10.05(b) of the First Amended and Re-Styled Master Declaration which states:

(b) The Master Association may unilaterally levy a Special Assessment against any Owner to reimburse the Master Association for costs incurred in bringing an Owner and his Lot into compliance with the provisions of the Master Declaration, any amendments thereto, the Articles, the By-Laws, and the Permits, and the Master Association or Neighborhood Association

rules, which Special Assessment may be levied upon the vote of the Board after notice to the Owner and an opportunity for a hearing.

The MAB took a vote and unanimously agreed to recover the \$2800 landscape cost from the new owner. A clarification letter will be sent to the new owner clarifying and explaining all these details.

The MAB reviewed the back gate guard shack facilities again, which has a bathroom, power, and internet. It is not the ideal location for administering Master Association duties.

2. Storm Sewer Maintenance status – Dan Sheffer

Dan is still waiting for bids. Several contractors who agreed to bid, have missed their bid dates. Dan will continue to pursue.

3. Well Water Quality – Cole Baas

As the MAB had agreed, Cole is pursuing the well had filter solution, and is also recommended by Honours Superintendent, Jamie. The estimate is \$2000/well, and there are 24 wells total. The MAB will start with 2 well heads near The Lakes entrance. Kelli (Secretary) asked which budget the initial \$5000 will come from for the 2 well heads. The MAB agreed either the Capital Reserve, or the Roadway budget. The Roadway Budget will be backfilled with Capital Reserve over time.

4. Security Committee – Bob Sedge

Bob has done some research. The current Sidwell Security Package is \$209,381 annually.

A new Gate Security option is to install auto gates at the front and back entrances, and have a 16 hour/day manned front gate, and an 8 hour/auto gate system over night.

The cost of the auto gate is \$36K, add \$5500 for new back gate cameras.

By reducing Sidwell manned service by 8 hours/day, the total cost is reduced to \$180,000 (188,000 if non-cloneable clickers for all residents are included) the first year, and \$140,000 the second year.

A keypad entry scheme could be included for renters/guests for entry overnight when the Guards are not in place.

The company would administer the clicker database for \$65/month

The MAB needs to talk to Sidwell about the modification to their contract.

The MAB agreed that Bob should pursue this new Gate security option.

Bob will assemble a committee to help with a formal cost/benefit analysis.

Once formal quotes and cost/benefit analysis are gathered, a Special meeting will be called with Voting Members to make the formal decision on this change.

Kelli will send an email to the Neighborhood HOA presidents asking for committee volunteers.

5. Craven legal

We are waiting to hear from Craven on their research into Alabama HOA Condominiums laws.

6. Review and discussion of a proposal to require contractors of any further new houses to post a cash bond prior to start of construction as a contingency to cover clean-up costs if necessary.

The MAB voted not to pursue this, as we already have a process in place that follows the Declaration and By-Laws to enforce the CCRs with contractors. This process has been reviewed by Craven Legal, and they determined our process was very good.

7. Tracking of contractors that come and go, especially at the back gate

This issue is now addressed by the new Gate Security Option being pursued.

8. Street sign re-painting

Kelli Whitehall has this action to get the street signs re-painted. There is a guy who works with Honours Golf who has done this in the past.

9. Roadway Fund Assessment

Dan provided some ball park numbers, based on the former Honours MAB roadway plan. The Roadway Fund will need more money. The fund is at \$600k currently. The fund needs to be at \$2 million in 7 years.

This equates to an assessment of \$500/lot /yr for 7 years.

This equates to \$53/mo/lot for 7 years

This estimate was based on cost/mile of roadway.

Dan Sheffer and Bob Sedge have the action to create a current roadway plan before this assessment is implemented. This includes roads, sidewalks, sewers.

10. Website access to post – Cole Baas

MAB currently can't post to the website. Landmark has to post to the website. This is creating lag times for minutes and agendas. Cole Baas made some inquiries based on his knowledge of Wordpress, which most websites are built on. Landmark did not use Wordpress, and our website resides on a Landmark server, and the MAB can't have access to their server.

Other Landmark Notes:

Susan Anderson informed the MAB that Landmark is merging with Community Management Association out of Atlanta. This will be a 3–4-month process. There will be no impact to Landmark's support to The Peninsula Master Association.

The meeting was adjourned at 5:45pm

