

APPROVED:

Tomahawk Creek Condominium Board Meeting

May 16, 2012

Minutes by Nancy Desmond / Vickie Talley

Board: Jennifer Breece, John McKelvey, Michelle Buchanan, Rochelle Mitz and Jason Purinton

Signature: Vickie Talley / Nancy Desmond

Meeting was called to order at 6:33 pm.

First order of business was approval of minutes for April 18 2012. Motion: John McKelvey made a motion to approve as submitted, Michelle Buchanan seconded. Minutes approved unanimously.

Managers Report:

Nancy Desmond reviewed the pending issues on the weekly report dated May 11, 2012.

Financials

Michelle discussed the financial report for March 2012. As of February 29, 2012 the association had \$28,142.89 in their reserve account. Michelle asked to have a meeting with Tonya Gilley, Signature Property Management Head of Accounting, to better understand the budget.

Rochelle asked that Nancy brief the board on how to read the weekly delinquency report.

Landscape Committee

Michelle advised that the landscape committee had met on May 14, 2012 and that they had finalized the landscaping issue with Epic on 11618 for \$3500.00 until the budget will allow further planting. Jason motioned to approve and Rochelle second it. Passed by voice vote.

Old Business

Rochelle discussed window issues and other ARC issues. Nancy Desmond provided the updated ARC report in the April board packet.

3 roofing proposals were discussed and the plan to fund the repairs/replacement with a 10-year plan or a 2-track system. It was discussed that a HOA increase or Special Assessment may be necessary. No decision was made. Jennifer informed them there is a difference in the roofing bids as Bordner knows the property and that she has emailed both companies and requested meetings to get a better understanding of what is needed. Precision had replied to her email and a meeting is being set up for Thursday 24, 2012. Jennifer said there was no way the roofs would last ten years.

Vickie Talley, Signature Property Management, reported the 2nd lender was not going to be able to complete the recertification. Joy Peters was in the process of providing the needed information to Mike McVey, Tomahawk attorney, to start the process of changing the Declaration. The next step would be to call a special meeting to inform the owners and take a vote.

Jason gave a report on the Memorial Day party and how the bracelets were to be distributed to owners and renters. Also, how they would be identified. He discussed the food and drinks and the quantity of each.

The board discussed keeping the board meeting on Wednesday or Thursday and on why to change the day. John stated Wednesday was better for Vickie and himself. It was decided to stay with the 3rd Wednesday of each month.

Smith 04E window violation was discussed and it was decided on that if we had not heard from him by May 26th we are to have the attorney send him a letter, letting him know we would have the window wrapping removed at his expense.

New Business

Jennifer advised that they would be discussing the dredging of the ponds, driveways, tiles, back doors and light globes at a later date.

Rochelle asked about the water department construction and the pavement by her building. Nancy reported that she was aware of the project and would report back to when the work will be completed.

Open Forum

No open discussion

Meeting adjourned 7:53 PM