

**Minutes**  
**Treetops / Ocean Breeze**  
**Board of Directors Meeting**

Friday, October 28, 2016

9:30 a.m.

APPROVED

- I. **Call to Order / Roll Call**- Peggy Edwards called the meeting to order at 9:34 a.m.

**Board of Directors Present**- Peggy Edwards, President; Alan Nance, Treasurer; Shirley Lucas, Director; Bernard Fee, Director

**Board of Directors Present via Phone**- Don Hufham, Vice President

**IMC Representatives Present**- Jay Hutto, Association Manager; Craig Fenstermaker, VP and Chief Operations Officer; Annette Fioravanti, Minutes

- II. **Approval of the Minutes**  
**Peggy made motion to approve the board meeting minutes of September 23, 2016. Shirley seconded the motion. The motion passed without opposition.**

III. **Attendees**

**A. Orkin Pest Control**- Jeff Burkett spoke about the terminate coverage regarding a follow-up treatment after Hurricane Matthew. Due to the initial treatment being washed away as a result of excessive rain from Hurricane Matthew, it is necessary to do a reapplication treatment to keep the full warranty in effect. There is a onetime reapplication charge of \$16,883 to cover materials, labor and trucks. Jeff explained that the reapplication fee can be added to the payment process. The renewal stays the same. **Peggy made motion to have termite reapplication done. Don seconded the motion. The motion passed without opposition.**

- IV. **President's Report**- On behalf of the board and all the owners at Treetops/ Ocean Breeze we are extremely appreciative and grateful to IMC Resort Services and their vendors for the extraordinary care provided in having the hazardous conditions cleared away expeditiously.

V. **Management Report**

**A. Insurance**- Craig Fenstermaker reported that he met with Belfor Restoration. The asbestos testing in interior stucco building tested high, and waiting to hear from adjustor on abatement.

**B. Executive Session (collections)** - Did not hold.

**C. Cash Position**- Jay provided update.

**D. Site Manager Report**- Jay reported on the reconstructing of the boardwalk. Allcare came in for first phase to remove trees off building; second phase

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Allcare is now taking the leaning trees down. Allcare will be coming in for third phase removing hanging limbs and grinding stumps.

VI. **Committee Report** (Covered Under Site Manager Report)-

VII. **Old Business**

**A. Cable Follow Up-** Don discussed the Hargray contract. **Peggy made motion to move forward with Hargray with the fiber optics and a three-year contract to lock in pricing to be indicated in the contract. Bernard seconded the motion. The motion passed without opposition pending contract review and revision.**

VIII. **New Business**

**A. Hurricane Matthew Follow Up-** Discussed under Site Report. Jay reported that about 75% of the tree work has been completed. US Lawns will reevaluate the landscape and irrigation. The roof work will be scheduled. Jay spoke about replacing about eight drain covers with bubble tops, which would not interfere with pedestrians' walkway. Jay will re-walk property with MAJ for sidewalk repairs.

IX. **Next Meeting-** The next meeting is scheduled for December 2, 2016 at 9:30 a.m. IMC.

X. **Adjournment-** Peggy made a motion to adjourn the meeting. Shirley seconded the motion. The meeting was adjourned at 11:15 a.m.