

# MINUTES

## TREETOPS/OCEAN BREEZE, HPR

Board of Directors Meeting  
Friday, October 25, 2019, at 9:30am in the IMC Conference Room

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- I. **Call to Order / Roll Call** – With a Board quorum, Peggy Edwards called the meeting to order at 9:30am.
- A. **Directors Present** – Peggy Edwards, President; Tina Carroll, Vice President;
- B. **Directors Present via Phone** – Alan Nance, Treasurer; Don Hufham, Director
- C. **Directors Absent** – Shirley Lucas, Director
- D. **IMC Representatives Present** – Mark Benson, Association Manager; Lyndsey Dorshimer, Minutes
- II. **Attendees** – None in attendance.
- III. **Approval of the September 20, 2019, Minutes** – Peggy Edwards made a motion to approve the minutes from the September 20, 2019, Board meeting. Alan Nance seconded the motion. The motion passed without opposition.
- IV. **President's Report** – Nothing to report at this time.
- V. **Management Report**
- A. **Insurance** – Mark Benson mentioned there are eight transfers remaining this year. Property and Flood renew March 2020. Liability renews June 2020.
- B. **Cash Position** – Mark Benson reported on the cash position as of October 22, 2019.
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|------------------------------------|---------------------|
| • <b>Operating Checking – AAB</b>  | <b>\$20,432.04</b>  |
| • <b>Replacement Reserve – AAB</b> | <b>\$31,364.54</b>  |
| • <b>Insurance Reserve – AAB</b>   | <b>\$264,913.81</b> |
| • <b>Insurance Reserve – ICS</b>   | <b>\$346,760.14</b> |
| <b>Total Bank</b>                  | <b>\$663,470.53</b> |
- C. **Executive Session** – The Board entered Executive Session at 9:41am. During this time, they discussed any collections and owner requests. The Board exited Executive Session at 9:54am
- D. **Site Managers Report** – *See Attachment A for Management Report.*
- VI. **Old Business**
- A. **Recycling Enclosure Update & Recycling Vendor** – The recycle bins are installed, however, the enclosure has not yet been completed. Mark Benson hopes this will be completed today. Service will be on Wednesdays.

- B. Hargray Bulk Cable Agreement** – Mark Benson stated that Hargray offered \$40 per door with a four-year renewal. Once Mark Benson gets the final proposal from Hargray, he will forward it to the Board for their review.
- C. Lagoon Project Update** – Brett Williams, with IMC Special Projects Division, has been working with the Town and State to determine the exact process for obtaining permits to install the gabion walls. In the meantime, Mark Benson has been in touch with Lake Doctors. They will clean the trash out of the lagoon, as well as clean up the edges of the lagoon. A water analysis will also be completed.
- D. Pool #2 Deck, Ramp & Fencing Estimates** – The Board reviewed the quote from Quality Fence in detail. **Tina Carroll made a motion to move forward with the quote from Quality Fence and to have the ramp and deck replaced. Peggy Edwards seconded the motion. The motion passed without opposition.**

**VII. New Business**

- A. 7206 Treetops | Service Pets** – The Board wants to remind owners that there is a pet fee of \$100 per dog per year, and that it is a violation to have dogs on property without a leash.
- B. Speed Bump & Curb Painting Estimates** – **Peggy Edwards made a motion to accept the bid submitted by Southern Asphalt. Tina Carroll seconded the motion. The motion passed without opposition.**

**VIII. Next Meeting** – Friday, November 15, 2019, at 10:30am in the IMC Conference Room.

**IX. Adjournment** – With no further business to discuss at this time, **Peggy Edwards made a motion to adjourn at 11:07am. Alan Nance seconded the motion. The motion passed without opposition.**