

Approved on March 9, 2022

**Churchill Village South Homeowners Association**  
**Board of Directors Meeting**  
**January 12, 2022**

The Board of Directors of Churchill Village Homeowners Association held a virtual Board of Directors Meeting on Wednesday, January 12, 2022 at 7:30 p.m.

**Board Members Present:**

Jim Ganz, President  
Patricia Jones-Butler, Director  
Aaron Skolnik, Treasurer  
Michael Reed, Director  
Michele Thompson, Director

**Also Present:**

Annie Geralis, Community Manager  
Ruth Ann Allen, Recording Secretary

**Board Member Absent:**

Kathie Matthews, Secretary

**Homeowners Present:**

No homeowners called into the Board Meeting.

**A. CALL TO ORDER**

The Board of Directors Meeting was called to order by Jim Ganz at 7:30 p.m.

**B. HOMEOWNER OPEN FORUM**

1. It was noted by a Board member that there is bulk trash and recycling bins by the light pole near 19928 Waterloo Court which are unsightly.  
**Action:** Management will have the items removed.

**C. MINUTES**

1. November 10, 2021 Board Meeting and Closed Session Minutes  
**MOTION:** ((Jim Ganz/Aaron Skolnik) Accept the Board of Directors Meeting Minutes and Closed Session Meeting Minutes of November 10, 2021 as submitted.  
**Vote:** Motion Passed - Unanimous

**D. BOARD ACTION ITEMS**

1. Snow Removal  
The Board reported that the contractor is overdoing the amount of salt used for the previous storm storms.  
**Action:** The Board requested that Management contact D&A Dunlevy and request that they reduce the amount of salt applied by 25%.

2. Ratification of Email Votes

a. *Tree Removal Proposal*

The Board approved by email vote a proposal from S&P Tree Care for the removal of a dead Pine tree and grind the stump at a cost of \$950.00

**MOTION:** (Jim Ganz/Aaron Skolnik) Ratify the email vote for the tree removal proposal from S&P Tree Care in the amount of \$950.00.

**Vote:** Motion Passed – Unanimous

b. *Towing Contract*

As noted at the November Board Meeting, Custom Towing closed their doors without any notification. The Board approved by email vote a new towing contract with Grace Towing and Recovery.

**MOTION:** (Jim Ganz/Aaron Skolnik) Ratify the email vote to approve the new towing contract with Grace Towing and Recovery.

**Vote:** Motion Passed – Unanimous

c. *Trash Service*

**MOTION:** (Jim Ganz/Patricia Jones-Butler) Ratify the email vote for trash removal with Ecology Services on a month-by-month basis in the amount of \$5,520.00 per month.

**Vote:** Motion Passed – Unanimous

3. Painting Proposal

Management provided the Board with a proposal from T&C Painting for painting of the yellow curbs, parking space lines, and some reserved parking space numbers.

The Board noted that the yellow curbs were recently repainted and do not need to be painted at this time.

**Action:** The Board requested that Management ask T&C Painting for a revised proposal for painting of the parking spaces, and reserved space numbers, crosswalks and handicap spaces where needed.

4. Retaining Wall Update

Management was advised by BECS that there would be an increase in the cost for all three (3) retaining walls. The updated bid from Avon Corporation has a 15.3% increase from the original bid. The contractor stated that the increase was due to material and labor costs.

BECS is still waiting for correspondence from Avon on a written explanation on the cost increases and if Avon can provide a Value Engineering Option.

5. New Pet Waste Station

**Action:** The Board requested that Management have the new pet waste station installed at the tot lot on the inside of Walnutwood Lane and that the pet waste station be located in the back corner of the tot lot by the “CVS Use Only” sign.

6. Pool Management Contract

Management provided the Board with the 2022 Pool Management Contract with RSV Pools. Management noted that there is a large increase in the price from 2021. The pool management contract is \$17,000.00 over the budgeted amount for 2022.

RSV Pools stated that this was due to increase in the minimum wage, increase cost of chemicals and insurance costs.

**Action:** The Board requested that Management send out RFPs to other pool management contractors to review for the February Board Meeting.

7. Timber Oak Rail Repair

Management provided the Board with a Contract Estimate from Gardener's General Contractor to repair a railing located in front of 20152 Timber Oak Lane on the common area in the amount of \$375.00.

**MOTION:** (Jim Ganz/Aaron Skolnik) Accept the proposal from Gardener's General Contractor for repair of the railing on the common area at 20152 Timber Oak Lane not to exceed \$375.00.

**Vote:** Motion Passed – Unanimous

8. Wynnfield Drive Fence Repair

Management provided the Board with a Contract Estimate from Gardener's General Contractor for the repair of the fence on common property located on Wynnfield Drive, by the entrance of the community by the causeway in the amount of \$1,810.00.

**MOTION:** (Jim Ganz/Aaron Skolnik) Accept the proposal from Gardener's General Contractor for fence repairs along Wynnfield Drive not to exceed \$1,810.00 to come from Reserves.

**Vote:** Motion Passed – Unanimous

9. Step Repair at Waterside Drive Tot Lot

Management reported that the Board had originally approved a proposal to replace/repair eighteen (18) steps located at the Waterside Circle tot lot. However, it was found that there were an additional twenty-three (23) steps that were also in need of replacement/repair. Management provided the Board with a Contract Estimate from Gardener's General Contractor for repair of additional damaged tot lot stairs at the Waterside Circle tot lot in the amount of \$2,276.00.

**MOTION:** (Aaron Skolnik/Jim Ganz) Accept the work estimate from Gardener's General Contractor for the additional step repair at the Waterside Drive tot lot at a cost not to exceed \$2,276.00, to come from Reserves.

**Vote:** Motion Passed – Unanimous

**E. NEW BUSINESS**

1. 13301 Waterside Circle

Management received correspondence from 13301 Waterside Circle regarding trees by the home. One tree overhangs the parking area and bird droppings land on the vehicle and another tree drops sap on the deck and roof.

**Action:** Management will have an arborist inspect these trees.

**F. ADJOURNMENT**

**MOTION:** (Jim Ganz/Aaron Skolnik) Adjourn the Board of Directors Meeting at 7:56 p.m.

**Vote:** Motion Passed - Unanimous