

Approved on April 13, 2022

Churchill Village South Homeowners Association
Board of Directors Meeting
March 9, 2022

The Board of Directors of Churchill Village Homeowners Association held a virtual Board of Directors Meeting on Wednesday, March 9, 2022 at 7:00 p.m.

Board Members Present:

Jim Ganz, President
Patricia Jones-Butler, Director
Aaron Skolnik, Treasurer
Kathie Matthews, Secretary
Michele Thompson, Director

Also Present:

Annie Geralis, Community Manager
Ruth Ann Allen, Recording Secretary

Board Member Absent:

Michael Reed, Director

Homeowners Present:

Ruby Bell, 19754 Teakwood Circle

A. CALL TO ORDER

The Board of Directors Meeting was called to order by Jim Ganz at 7:04 p.m.

B. MINUTES

1. January 12, 2022 Board of Directors Meeting Minutes

MOTION: (Jim Ganz/Kathie Matthews) Accept the January 12, 2022 Board of Directors Meeting Minutes.

Vote: Motion Passed – Unanimous

2. January 12, 2022 Closed Session Minutes

MOTION: (Jim Ganz/Patricia Jones-Butler) Accept the Closed Session Minutes of January 12, 2022.

Vote: Motion Passed – Unanimous

C. HOMEOWNER OPEN FORUM

1. Ruby Bell, 19754 Teakwood Circle, stated that she had contacted Management over a year ago regarding standing water on the common walkway and the lead walk to her home. The area becomes muddy with debris when it rains and, in the winter, becomes icy and is dangerous to walk on. The Board noted that the common walkway is on CVS property and the lead walkway is on Willow Cove Manor Condominium (WCMC) property.

Management provided the Board with a proposal from Lawn Systems for repairs to the common walkway. However, the WCMC Board does not meet until April to review a proposal for the lead walkway.

Action: Management will have Lawn Systems provide a proposal for all the repairs to the common area walkway and the lead walkway and will coordinate this work with both CVS and WCMC.

D. BOARD ACTION ITEMS

1. 13 Waterside Court

Management received correspondence from 13 Waterside Court stating that he recently purchased the home and had to treat for a rat infestation. There is currently a hole located on the side of the home that is unreachable due to the neighbor's fence and shed being too close to his home. The homeowner has asked the neighbor to move the shed; however, the neighbor has refused. The neighbor also submitted an architectural application for the shed which was approved by the Architectural Control Committee and is not required to move the shed.

It was noted that the neighbor has bird feeders (which have probably promoted the rat problem) and there is a pulley system in the trees to fill the feeders which are placed on the common area. Management has sent a violation notice to remove the bird feeders and the wires.

2. Outstanding Violation Notifications

Management provided the Board with a list of outstanding violations that have received several notifications; however, the violations still exist.

Action: The Board requested that Management schedule three (3) Hearings per Board Meeting for the outstanding violations.

3. Parking Lot Painting

Management provided the Board with two (2) proposals from T&C Painting: one that includes painting of hash marks, lines, and parking space numbers for \$3,300.00 and the option to just paint hash marks and lines in the amount of \$3,100.00.

The Board agreed to remove the reserved parking spaces on the Lake Park Drive circle area.

T&C Painting will black out the reserved space number at no cost; however, a handicap parking space needs to be provided in that area.

MOTION: (Jim Ganz/Patricia Jones-Butler) Accept the proposal from T&C Painting for painting of hash marks, line striping, installation of a handicap space not to exceed \$3,100.00 with funds to come from Reserves, and black out the numbers at no charge.

Vote: Motion Passed – Unanimous

Action: Management to notify the CVS homeowners on Lake Park Drive circle that there will no longer be assigned parking in that area.

4. Retaining Wall Update

Management reported that BECS is preparing the new AIA contract for the changes to the retaining wall construction and the pricing.

Action: Legal Counsel will send a notice to homeowners that are responsible for their section of the wall replacement of the increase in cost and provide options for payment. The Board requested that they review the letter from Legal Counsel before it is sent to those homeowners.

5. 19709 Teakwood Circle

Management reported that a large stump remains from a tree that was removed by 19707 Teakwood Circle in February. The stump was unable to be removed at the time due to the wetness of the area.

Management provided the Board with a proposal from Lawn Systems to remove the stump in the amount of \$700.00.

MOTION: (Jim Ganz/Kathy Matthews) Accept the proposal from Lawn Systems to remove the large tree stump and restore the area at 19709 Teakwood Circle at a cost not to exceed \$700.00.

Vote: Motion Passed – Unanimous

6. Ratification of Email Votes

The Board approved by unanimous email vote the following items:

- a. Approve replacement of the three (3) retaining walls with a base bid of \$157,205.00 with Avon Corporation and Option #1 in the amount of \$9,767.00 to replace the fence on top of Wall N; the total cost to come from Reserves.
- b. Approve the Pool Management proposal for the 2022 season with RSV Pools for the Wanegarden Pool (\$104,124.00) and the Winterspoon Pool (\$48,336.00).
- c. Apply \$200,000.00 into a three (3) month CD and \$200,000.00 into a six (6) month CD from the Money Market Reserve Account.

MOTION: (Jim Ganz/Kathie Matthews) Ratify the unanimous email votes for the replacement of the retaining walls, the Pool Management Contract and the Investments.

Vote: Motion Passed – Unanimous

E. OLD BUSINESS

1. RV on Waterloo Court

It was noted that the RV that was parked on Waterloo Court has moved onto the public right of way on Wedgeport Lane.

F. NEW BUSINESS

1. Winterspoon Pool Tree Work

Management provided the Board with a proposal from BrightView for tree pruning and removal at the Winterspoon Pool in the amount of \$2,210.00.

MOTION: (Jim Ganz/Aaron Skolnik) Accept the proposal from BrightView to address the tree issues at Winterspoon Pool for tree pruning and tree removal of at a cost not to exceed \$2,210.00.

Vote: Motion Passed – Unanimous

2. Dead Tree Removal

Management provided the Board with a proposal from BrightView for removal of one (1) dead pine tree at 13329 Woodruff Court and one (1) dead pine tree at 13319 Woodruff Court in the amount of \$2,647.00.

Action: The Board tabled any action on the proposal and requested that Management provide additional proposals.

3. Main Drain Cover Replacements

Management provided a proposal from RSV Pools for replacement of the main drain covers as required by the County for the main and wading pools in the amount of \$833.00.

MOTION: (Aaron Skolnik/Michele Thompson) Accept the proposal from RSV Pools to replace the main drain covers at both pools not to exceed \$833.00 to come from Reserves.

Vote: Unanimous

4. Tennis Courts

It was noted that the tennis court nets are in need of replacement. Management noted that she will be providing proposals for tennis court repairs.

5. Asphalt Work

Management reported that the plan is to schedule the next phase of asphalt work in the community for late April or May.

6. Spring Walkthrough

Action: Management will work on scheduling a Spring walkthrough of the community with BrightView in the morning on March 16th or 17th.

G. ADJOURNMENT OF BOARD MEETING INTO CLOSED SESSION

MOTION: (Jim Ganz/Kathie Matthews) Adjourn the Board of Directors Meeting into Closed Session at 8:19 p.m.

Vote: Motion Passed – Unanimous

H. RESULTS OF THE CLOSED SESSION

Management updated the Board on an insurance claim and CCOC complaint filed by a homeowner.

I. ADJOURNMENT OF THE CLOSED SESSION

MOTION: (Jim Ganz/Michele Thompson) Adjourn the Closed Session at 8:29 p.m.

Vote: Motion Passed – Unanimous