

**WATER POINTE I HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

April 9, 2016

MINUTES

The quarterly Board of Directors meeting was held at Water Pointe I at 9:30 AM on April 9, 2016.

Directors Present

Marie Charron
Kenny Crow
Larry Reid

Jim Spangler and Cliff Revoir were absent.

Tammy Marion and Terri Wadsworth were present from Makensey Property Management. Several homeowners also attended.

Approval of Board Minutes

The board approved the minutes from the January 23, 2016 quarterly meeting as well as the minutes from the special called meeting of January 30, 2016.

Delinquent Accounts Update

Tammy Marion reported that unit *** was currently in arrears in the amount of \$4,955.00 and that a lien would be filed on this unit.

Virtus Update

The status of the Virtus Fund was discussed. The balance at March 31, 2016 was \$205,520.52.

Outdoor Pool Repair

Tammy Marion notified the board that the outdoor pool repair project had been completed. She also stated that the indoor pool also needed repairs and recommended that these repairs be made between late fall and the end of the year so as not to interfere with snowbird activities. Kenny Crow, Treasurer, stated that the weather should not be a factor since this pool was indoors.

Capital Outlay Update

Tammy Marion reported to the board that all capital outlay projects had been completed, except for finishing the hallway project, which was scheduled to be completed the week of May 21 through May 27th. She said that the balance still owed on this project was \$7,700.00. One homeowner stated that she was still getting leaks from the window sealing project. Tammy Marion is to contact the contractor.

Building Security

The board discussed unauthorized entry to the building during spring break by nonresidents. The board also discussed security for biker week. The board stated that it was pleased with the services provided last year by the security company and authorized Tammy Marion to contact the security company to see if it was available again this year for biker week.

Flood Risk Open House Update

Tammy Marion stated that this meeting was attended and that FEMA had stated that a re evaluation would be done next year. At the present time there was no indication as to what the outcome would be.

Other Concerns

Marie Charron, President, stated that the awning on the street side of the building needed to be replaced. She stated that it had been pressure washed several times over the years, but did not feel that it would last another season. Bids were obtained last year for the replacement, but the board felt at that time that it would last another year. The board authorized Tammy Marion to contact the low bidder from last year to submit another proposal.

Marie Charron stated that she had discovered that the amendments that were passed at the October 2008 HOA Meeting had never been recorded at the court house. She said that she would contact our HOA attorney to see whether he was required to file these papers or if a board member could have them recorded. Our HOA attorney is also to be asked the status of the arrearages of unit 607 at that time.

Tammy Marion stated that the North Myrtle Beach Convention Center was again reserved for the Annual HOA Meeting on October 15th.

Larry Reid, Secretary, stated that he believed that the remaining contract for cable/internet expired on December 31, 2016, and recommended that the board start looking to see what would be available when this contract expires.

Kenny Crow, Treasurer, stated that he thought that we needed to dress up the appearance of the signage in the building with signs that were all the same color. He also recommended that a maintenance log be kept to show when projects were started and completed.

Executive Session

The board then went into executive session. The board returned from executive session into open session.

Adjournment

The meeting adjourned at 12:30 PM.

Next Scheduled Board Meeting

The next scheduled board meeting was originally set for September 24, 2016. After discussion it was decided that this date was too close to the HOA Meeting set for October 15, 2016. The board voted to reschedule the September meeting to September 17, 2016.