

MINUTES OF JUNE 12, 2016 BOARD CONERENCE CALL

The Board of Directors of the HOA of Water Pointe 1 met on Sunday, June 12 via conference call. The call included: Marie Charron, Kenny Crow, Walter Stanley, Cliff Revoir and Leon Anziano. The meeting started at 3 p.m. and went into executive session for approximately one hour. The following was discussed after the executive session.

1) Unit Security

A homeowner has said that Makensey Property Management may be entering units when no emergency exists and no homeowner permission has been given. It was recommended that Makensey will keep a log of when and why they enter a unit. Marie will discuss with Tammy.

2) Grass Issue

The grass between the building and the dunes does not appear nice. We discussed alternatives such as using carpet to replace or creating a more natural sand like area through "Variscaping". Walter agreed to look into the options further.

3) Balcony Doors

The original metal doors rust and look unsightly. Fiberglass doors are better, but must meet code because of chimney flue pass-through. Cliff will check with fire marshal to make sure fiberglass doors meet code.

4) Communication Between Makensey and the Board

It was agreed that Tammy's communication to the Board on such items as vacation, absences, and other important matters should be improved. A suggestion of regular (weekly or bi-weekly) communication to homeowners regarding condition of pools, grounds, building, etc. would be appreciated. Marie will discuss with Tammy.

5) 1099's

A question was raised by a homeowner as to who gets a 1099 issued for work done at WP1. Cliff pointed out that this is a Makensey issue and of no concern to the HOA.

6) Property Management License

Marie will check with Tammy to find out who holds the license for MPM. If necessary, Marie will check our attorney to assure that the license is legal.

7) Lights and Fans in Lobby

A misunderstanding over replacing lights and fans in the lobby resulted in replacing lights but not fans. Marie will tell Tammy to replace the fans without lights.

8) Maintenance Log

We will review and implement a formal system for making and tracking maintenance requests. Kenny Crow will take the lead on this.

9) Use of Traffic Cones

It was reported that a renter recently used a highway cone to hold a parking spot. Traffic cones will be removed from the parking lot to prevent future problems. Marie will talk to Tammy about this.

10) Board Compensation

A misunderstanding recently occurred over this issue. No compensation either in the form of reduced HOA dues, travel expenses, or direct payment exists.

The Board meeting adjourned at 5:40 p.m. The next Board meeting is currently scheduled for Sept. 17, 2016.

Leon B. Anziano, Secretary