

**GEORGETOWN BOARD OF GOVERNORS REGULAR MEETING
MINUTES
WEDNESDAY, JULY 23, 2008– 6:30 P.M.
EAGLE TRACE MANAGEMENT OFFICE**

President Marty Friedman called the meeting to order at 6:30pm. Present in addition to Mr. Friedman were Mike Newman and Christiana Shantz.

Absent: None

Management: Lou Brawer

Mr. Friedman opened the meeting by thanking everyone for attending.

APPROVAL OF THE MINUTES

Mr. Friedman asked that a **MOTION** be made to accept the Minutes from the Regular meeting held on May 22, 2008.

A **MOTION** was made by Mr. Newman seconded by Ms. Shantz to approve the Minutes of this meeting. **THE MOTION PASSED 3 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer started off the financial report by talking about where the community stands as compared to the year to date budget. Currently there are five line items that are over budget:

- 1.) Lawn Service due to fuel surcharge
- 2.) Accounting fees which will balance out by the end of the year
- 3.) Insurance which will also balance out by the end of the year
- 4.) Office is over budget due to the telephone notification system fees which were not planned for at budget time
- 5.) Pool area maintenance which is over budget due to the purchase of the additional pool furniture. If needed this expense could be taken out of Reserves at a latter date.

Overall the community is \$3361.22 under budget through the month of June.

There are five residents that have not paid their 3rd quarter assessment that was due on July 1, 2008. Each of these residents has been assessed a late fee and will be turned over to the attorney for collections at the end of the month.

In general Georgetown is in good financial shape compared to other communities. There are no residents that are in danger of foreclosure. Management will work closely with the attorney to bring the above residents current.

LANDSCAPING PRESENTATION

Ms. Nina Potter of Potter Lawn and Landscaping addressed the Board on three different landscaping projects within Georgetown.

The first area that was discussed was the front entrance. Ms. Potter passed out her proposal (see attached).

The next area that was discussed was the island just inside the entrance.

The final area was near the swimming pool.

After her presentation the Board and the audience had an opportunity to ask questions concerning the different projects.

A **MOTION** was made by Ms. Shantz and seconded by Mr. Newman to proceed with the three projects as outlined in the proposals submitted by Potter Lawn and Landscaping. The total cost of these projects is not to exceed \$10,000 and will be paid from Reserves. The project will be completed within 60 days. **MOTION PASSED 3 YES and 0 NO.**

PROPERTY MANAGERS REPORT

Mr. Brawer presented his report that included the following topics.

- 1.) It was reported that the dog waste station was installed on NW 20th Court and is receiving a lot of use. Mr. Brawer suggested that another station be set up in a similar location on NW 21st Place. A **MOTION** was made by Mr. Newman and seconded by Ms. Shantz to purchase another dog station at a cost not to exceed \$400. **MOTION PASSED 3 YES and 0 NO.**
- 2.) The telephone notification system was discussed and everyone agreed that it is a benefit to the community and should be used as much as possible.
- 3.) There was a discussion concerning the tire marks on the pavers at the entrance. It was decided that the area would be repainted once all the landscaping work was completed and will be timed so that the work is completed just prior to the holiday season.
- 4.) Mr. Brawer reported that the bar area at the pool is completed except that he wants to replace the wood support with one made of aluminum. He is checking into this and will have the work done as soon as possible.
- 5.) Mr. Brawer reported that all the pool furniture that was approved at the last meeting has been delivered. He is still going to get signs for the tables asking residents to put umbrellas down when not in use.
- 6.) Mr. Brawer and the Board had a discussion concerning security at the pool area. It was decided that it is not feasible to replace the entire fence around the pool but the Board is interested in obtaining a price on fixing the main gate, installing a gate into the grass area and replacing the gate going out to the canal. Mr. Brawer will work on this and report back to the Board as quickly as possible.
- 7.) The Board then had a discussion on installing a surveillance camera to monitor the pool. This would need to be a self contained unit that would have a recorder that could be reviewed if there was a situation. There is currently no way of having someone monitor this camera on a

regular basis. Mr. Brawer reported on the companies he is talking to for the gatehouses and will bring the company chosen to come up with a proposal for the Georgetown pool.

NEW BUSINESS & AUDIENCE COMMENTS

Mr. Newman raised a concern with Potter Lawn and Landscaping on the trimming of plants and hedges. Mr. Brawer said that he will address these issues with Ms. Potter and have her follow up with Mr. Newman.

Mrs. Scatcherd suggested that the Board amend the landscaping contract to include more leaf pickups during the year. Mr. Brawer will ask Ms. Potter to come up with a proposal for this.

NEXT MEETING

The next meeting of the Board will be announced via the web site and signs.

ADJOURNMENT

The meeting was adjourned at 7:15pm.

Respectfully submitted,

Louis Brawer
Property Manager