

Minutes for Colony Club Board Meeting

Monday, March 14, 2023

Board members present: Jimmy Boling, Patty Moore, Winston Nichols, and Toni Jerkins.

Craig Carpenter was present via Zoom.

There were 22 owners present and 19 owners via Zoom.

The meeting was called to order at 6pm CST and opened with prayer by Jimmy Boling.

Board president Jimmy Boling welcomed members attending personally and via Zoom.

The quarterly meeting will be a FQA (frequent questions and answers) meeting after our mediation with Belfor, GECON, insurance carriers and board members. Attendance for the quarterly meeting is on a voluntary basis. The meeting was originally scheduled for Feb. 27, 2023 but Belfor would not attend and the insurance company needed more time.

At our FQA meeting, we will have updated information to share with the members. The lien has not yet been removed as of now.

NEW BUSINESS:

1. Pool update- Additional issues were discovered when work began. There was yellow paint found under the old plaster that had to be sand blasted off before the bonding agent could be applied. The new plaster work is set to be done this Wednesday, March 15. Once completed, the pool can be filled and chemicals added. The final cost of pool repairs will be \$39,000.00. The pool should be opened on March 18, 2023.
2. Storage containers- GECON came on site to work on a punch list this week and during this time, condensed the building materials into one container. The remaining containers will be moved off of the CC premises. All materials not necessary for the clubhouse work have been moved to the GECON warehouse for storage. The cost of rentals for those storage units was costing \$750.00/month. Now it is only \$100.00/month.
3. Vanessa Wright has been transferred to a W-2 employment contract so we are now in compliance with IRS guidelines. The cost to CC is \$150.00/month for the CPA to handle her payroll. A workers comp policy has been secured for her in the amount of \$750.00 for the year. Vanessa is certified to perform all the pool maintenance work, so CC is compensating her for her pool work by giving her two (2) weeks paid vacation per year.

4. Centennial Bank Credit Card- All debit cards previously used by the former board members have been canceled. Based on experience with other condo associations, the bank recommends credit cards rather than debit cards. The board approved the application for two credit cards with a \$10,000 total limit. The motion was made by Winston Nichols and seconded by Patty Moore. Motion carried.
5. Forensic Audit- The estimated cost of the forensic audit varies from \$20,000-\$30,000 based on how well organized our information is. An engagement letter with Carr, Riggins & Ingram has been sent for work on years 2020, 2021 & 2022 and will be posted on Frontsteps for the members to see. This firm handles audits for 800 condo associations and are well qualified to conduct the audit. As our CC by-laws call for annual audits, we will have one done each year in the future.
6. C-Spire Restart- The delay with C-Spire is a result of some upstairs owners objecting to wiring being run in their units to the lower units. This installation is at no cost to the owners but cannot be made available to everyone if access is being denied. The board has agreed to have a vote of the membership regarding this change to the common area for the installation of the fiber optic cable. More information will be forthcoming on this.
7. Firewall inspection update- Jimmy Boling and Larry Oliver, a structural engineer from Mobile, are currently working on the report regarding the firewalls. This report, once completed, will be sent directly to our attorneys. The cost for this report to CC is estimated at \$5,000.00. This report is considered critical by Daniel Craven, our attorney, for the mediation with Belfor as it will force them back to the table and be held accountable for their work. Patty Moore made the motion to approve the report. Winston Nicols seconded the motion. Motion passed.
8. Roofing issues update- There are numerous issues with dips in the roofs and eaves not properly installed. We will be taking pictures to document it and add to a report.
9. Siding report with Jerry Vinson- There have been noticeable issues with the siding not being connected properly on every CC building, as well as issues with no proper barriers being installed under the siding. 21 out of 21 buildings have issues with this. Jerry Vinson can prepare a report on it for \$750.00 that can be sent to Belfor and GECON. The motion to approve this report being done was made by Winston Nichols and seconded by Patty Moore. Motion carried.

10. Review of HOA dues collection in by-laws- Jimmy Boling suggested that we push for EFT/ACH payments for dues by all owners in order for the dues payments to be prompt and streamlined. Discussion on this will continue, as we have over \$10,000 in past dues owed to CC currently. Jimmy Boling has been in touch with the CPA in regards to getting the most up-to-date list of owners in arrears as well as finding out if any funds received by the CPA have been misapplied. At this time, in order to collect late dues, a letter is sent to those in arrears from the CPA, allowing 30 days to respond. If there is no response, our attorney will send a letter. After the owner receives two letters and does not respond, a lien will be placed on their property.
11. Insurance update- The board has been working diligently with insurance companies. Toni Jerkins, Jimmy Boling and Patty Moore went to Pensacola, FL to meet with the current insurance company. At that meeting, the CC ATV was added to the current policy as well as securing the workers comp policy for Vanessa Wright. The CC property values was updated, as it was valued at \$19 million for the past two-three years. It has been increased to \$22 million, which is a 14% increase in property values. Due to previous losses, there will be a 43% increase in the cost of insurance for the property. The new deductible will be \$25,000.00. Jimmy Boling discussed how he is currently working with other agencies to determine the best costs and coverages for CC. Considering the type of construction CC has and the fact that CC has sued the current insurance carrier makes it difficult to obtain good insurance coverage at reasonable rates.
12. Armbands for the pool- The board agreed to purchase new armbands for the pool. There will be 2 colors like before-one for the owners and one for the renters. Patty Moore will taking care of ordering the bands and notifying the owners once they arrive.
13. Dogs on the property- There have been many complaints regarding renters bringing dogs to the units. Patty Moore stated she had addressed two of the complaints on Saturday March 11. One renter stated that he knew nothing about the restriction but was sorry and was leaving the following day. The other one was a service animal, which the owner knew about and had told them was permissible. Craig Carpenter informed the board that the person with the service animal is by Federal Law not required to prove that the animal is a service animal. After much discussion, it was decided to obtain more information about how other condo properties handle service animals. It was strongly suggested that the owners assume responsibility for tenants with service animals.

With no further business, the meeting was adjourned. Winston Nichols called for a motion to dismiss, Patty Moore seconded it. Motion carried.

Respectfully submitted

Patty A Moore, HOA Secretary