

White Birch Circle Homeowner's Association

WBCHOA Special Board Meeting, May 12, 2016

A Special Board Meeting was called to order by Charles Kerekes, President. Present were Garry Beasley, Vice President, John Marcucci, Treasurer, and Stephen Leggett, Facilities Administrator. Patricia Lovit, Secretary was absent due to prior obligations.

The Special Board Meeting was convened in order to take up the request for funding by the Social Committee made by Lib Carswell, 325 WBC. The Committee has planned three different occasions for the Circle, the most immediate being May 22, 2016 to be hosted at Donny and Judy Phipps residence, 412 WBC.

The Agenda for the board meeting was accepted and approved as published.

The Treasurer presented the White Birch Circle Income & Expense Report noting a current balance of \$15,081.58 as of May 12, 2016. All quarterly assessments for the second quarter were deposited and there were no delinquencies for the quarter. A motion was made to accept the Report, seconded and unanimously approved.

The Minutes from April 11, 2016 were discussed and noted that a paragraph was omitted from the copy circulated to the membership. After a short discussion of the published minutes, a motion to add the fourth option for the Circler staffing was approved to be published concurrent with the Special Board Meeting Minutes. The "Amended April 11, 2016 Board Minutes" are attached to these Minutes as a separate document.

The request for funding the Social Committee was presented to the Board by Charles Kerekes. The Social Committee is comprised of four Co-Chairs, Sandy Bressette, 336 WBC, Lib Carswell, 325 WBC, Judy Phipps, 412 WBC, and Jennifer Roth, 408 WBC. The request was to fund the three socials from WBCHOA Board funds. A figure of \$500 was floated to the Board. After considerable discussion of the ongoing wall and landscaping renovations, a motion was made and voted on to fund the Social Committee \$150 for the May event, and reassess the request for further funding at the next scheduled Quarterly Meeting. The final vote was 3 for and 1 against funding.

An update on the Circler jointly owned by Nelson (124), Haack(120) and Barton(128) properties was brought up by Charles Kerekes. Mike Nelson and Kay Barton, representing the Circler homeowners, will meet with the attorney for Nexsen Pruet, April Lucas and the two Board members, Charles Kerekes and Stephen Leggett, on May 16, 2016 at the Kerekes residence. The various options (see the "Amended April 11, 2016 Board Minutes") for the improvement of the Circler will be discussed from the legal aspect of easements and quit claim procedures.

Landscaping progress on the Smallwood entrance status was updated. Carolina Fresh Farms will have adequate sod available in late May for the patching to be done at the Smallwood entrance and spa area. Irrigation lines at the spa are being evaluated to see if we can split off one zone into two separate zones to better cover the grassed and landscaped areas. The restroom buildings wooden trim and inner brick

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courtyard walls were pressure washed by Stephen last week. Some paint touchup and minor wood trim replacement or filling are needed to seal several animal incursions or drip rotting from the eaves. Four sewer vent boots have deteriorated and will need replacement before the end of June. Stephen will contract this to a qualified roofing firm.

Forty three rowlocks remain to be sealed as well as the brick base of the gazebo. This will have to wait until October/November timeframe for the painter to complete this phase.

The next board meeting will be July 11, 2016 at the home of Charles Kerekes.

There being no further business to come before the Board, a motion was made and approved to adjourn until July, 2016.

Respectfully submitted,

Stephen Leggett, Facilities Administrator acting as Recorder