

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

GUTHRIE LAKES CLUBHOUSE

October 9, 2010

9:00 a.m.

MINUTES

Attending: Max Grider, Carlee Allen, Al Gamichhia, Denis Schulte, Nancy Gregg, Jason Hoffman, Sarah Madonna

Absent: Laura Hodder

- I. Call to Order
- II. Recorded meeting reminder
- III. President Grider asks that regular order of business be set aside to hear presentation from Cherry Capital Connection's (Tim Malone)

Motion by Carlee Allen to hear CCC presentation, second by Denis Schulte.

Motion carried 8-0.

- IV. Cherry Capital Connection
 - A. CCC is a fiber redistribution company to establish wi-fi internet connectivity
 - B. Have four towers in neighborhood
 - C. Hope to work w/Association to provide internet service to community
 - D. Proposal to work with single representative of Association; rep reports back to Board of Directors
 - E. President Grider: our attorney has advised that CCC providing service outside of association could have non-profit tax implications to association
 - F. Nancy Gregg: would this be exclusive use contract?
 1. CCC: If we lease the tower, it would be exclusive
 2. Carlee Allen: but if other companies could get service in here no one can stop them?
 3. CCC: that is correct
 - G. Jason Hoffman: would you have any breaks for existing GL customers?
 1. CCC: depends on volume, but probably so
 2. Pricing will be negotiated based on volume commitment, not on lease of tower
 - H. CCC: doing typically 7mg in most connections
 1. Can provide internet, phone, video, webstreaming, etc.
 2. CCC maintains server, keeps network updated, etc.
 3. If we can utilize existing equipment, typically \$99-150 for service connections
 4. Provide 24/7 customer service; local provider
 - I. Carlee Allen: Does Association then want to get rid of T-1 line?
 1. CCC: Yes. We are all fiber based
 2. You will want to look at cancellation of service
 - J. President Grider: Thank you for your time
 1. Have a couple of other companies we need to hear from; Board has fiduciary obligation to hear other parties
 2. CCC will work with Max Grider and/or Carlee Allen as association reps
- V. Agenda additions
 - A. Old business:
 1. Dave Morris land contract
 - B. New business:
 1. Savalli house
- VI. Introduce new board member Shannon Hinterman

VII. Agenda Approval

Motion to accept the August 14, 2010 regular meeting agenda minutes as written by Nancy Gregg, second by Carlee Allen.

Motion carried 8-0.

VIII. President's Report

- A. Have been concerns with quality of wi-fi srvc; limited ability to service entire community
 - 1. Contacting CCC, M-33 Access and Frontier to look at providing service to EFPOA
 - 2. Will update at next Board meeting
- B. Request from Mike Howe for point of order follow-up
- C. Association has been using law firm of Byram, Harrelson & Haas for services
 - 1. Current attorney has left firm
 - 2. Does Board want to continue w/ BHH or contact Kirk Yodzevicis directly
 - 3. Denis Schulte:
 - a. Mr. Yodzevicis did a good job for association
 - b. Would be valuable asset/relationship to maintain

Motion to continue relationship w/ Attorney Yodzevicis by Denis Schulte, second by Carlee Allen.

Motion carried, 8-0.

- A. Letter from Mr. Morse regarding property purchase, asking association to provide documentation of clear title
 - 1. Has not been practice in past but will comply and provide this

Motion to approve clear title request by Al Gammachia, second by Jason Hoffman.

Motion carried, 8-0.

IX. Treasurers Rpt

- A. Cash flow good; \$60K more than this time last year
 - 1. +\$30K due to sale of house
 - 2. -\$30K due primarily to lower propane and legal expenses
- B. Delinquent dues: 76 lots, approximately \$39,000 due
- C. Nancy Gregg: do we need to re-file some old liens
 - 1. Yes. Anyone over one year past due should be refilled
 - 2. Approx 15 liens at \$14 court cost each
- D. President Grider will research before next meeting for guidance on how Board might proceed
 - 1. If we can learn how to do it once, can probably continue this in ongoing basis

Motion for Max Grider to research lien process in anticipation of Board being able to handle future lien filings by Sarah Madonna, second by Carlee Allen.

Motion carried, 8-0.

- E. Annuity is now worth \$29,812
 - 1. Has been in effect two years
 - 2. Cannot take out until maturity at six years

Motion to accept treasurers report by Nancy Gregg, second by Sarah Madonna.

Motion carried 8-0.

X. Managers Report

- A. Security
 - 1. Issues are being followed up on anytime complaint/concern is expressed
 - 2. Security committee working hard to enforce Association rules when necessary
- B. Swimming Pool
 - 1. Health Dept closed pool on August 26

- a. Chemicals were off
 - b. Fixed next day
 - 2. Health Dept provided report of needed repairs before pool can be re-opened
 - a. Estimates at this time for \$15,000 plus
 - b. Shannon Hinterman will research options as well
- C. Rowboats repaired
- D. Picnic tables power-washed and refinished
- E. Signs/posts painted
- F. ServSafe food class complete
- G. New lawn mower purchased
- H. Windows cleaned last week; carpet cleaning next week
- I. Process of removing docks
- J. Preparing to replace heat exchanger on furnace
- K. Request to close clubhouse on Christmas Eve
- L. Dish TV installation request
- M. Boat house swim rope maker broke; can just use buoys; will ask Board in spring if they want to purchase rope
- N. Request for Association to sign contract to provide cleaning supplies
 - 1. 3-year contract
 - a. 30-day out clause on contract
 - b. No monthly fee
 - 2. Supply dispensers, soap, paper towel, toilet paper

Motion to allow Property Manager to review and accept cleaning supplies contract by Denis Schulte, second by Nancy Gregg.

Motion carried 8-0.

Motion to close clubhouse on Christmas Eve by Nancy Gregg, second by Sarah Madonna.

Motion carried 8-0.

Motion to allow Property Manager to research satellite options and purchase lowest cost satellite for clubhouse by Carlee Allen, second by Nancy Gregg.

Motion carried 8-0.

XI. Committee Reports

- A. Budget and Finance
 - 1. Haven't met yet this year
 - 2. Association is up in cash
 - 3. Will work on lien renewals
- B. Rules & Regulations
 - 1. Resident spending 6 months in FL
 - 2. Can they rent for 6 months
 - a. Believe rules state minimum of 6-month lease
 - 3. Board will need to see copy of lease to confirm not a vacation rental
 - a. Needs to be a lease, not a rental agreement
- C. Communications
 - 1. Max Grider and Sarah Madonna will review
 - 2. Know that website needs updating, issue of Lyric should be sent out
- D. Activities
 - 1. Halloween party 10/30 6:00
 - 2. Pumpkin carving 10/23 12 – 4:00
 - 3. DJs/Steve Pappas donated all pumpkins
- E. Deeded restrictions
 - 1. Only have the opportunity to change every so many years
 - 2. This is a big job and requires majority vote of all property owners; not just majority of ballots returned

XII. New and Unfinished

- A. Table resignation request from secretary
 - 1. Donation of help w/ time and services appreciated
 - 2. Max will take over web site

XIII. Old business

- A. Will need formal bids for concrete pads at porta-potty locations
 - 1. Anticipate decision in spring
 - 2. Property Manager will initiate bid process, keep Board informed
- B. Internet service
 - 1. Nancy Gregg met w/ Frontier Communications regarding wireless
 - 2. Would need to run fiber optics under I-75 and then east to EFPOA
 - 3. This would be at their cost; they would determine if there is enough value to run fiber
 - 4. Would run out to phone boxes by Ramneck; would install modem at house in Association
 - 5. Users would pay monthly rental fee on modem and monthly service charge
- C. Savalli House
 - 1. Al Gammachia went to auction; did not sell
 - 2. Checked register of deeds and EFPOA has lien for \$331 dollars; needs to be updated
 - 3. Nancy Gregg and Carlee Allen will do this; continue to add expenses to amount of lien

XIV. Roger Crowe (Lot 666/667): Legend Park

- 1. Has there been any action on monitoring park?
 - a. Yes. Security cmt has been very assertive in pursuing, kicking people out.
 - b. Do not have employee there yet; issue not resolved permanently but will review options over winter to have plan in place for spring/summer
- 2. Suggestion for gate right at water; come to clubhouse and get key?
 - a. Property/security issues will stay on agenda over winter in order to find solutions
- 3. When is the next time the deeded restrictions can be amended?

Motion to adjourn the October 9, 2010 Regular Board meeting at 11:20 p.m. by Denis Schulte, second by Sarah Madonna.

Motion carried 8-0.

Respectfully submitted,



Sarah Madonna, Secretary