

**CAMPUS EAST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 31, 2018
MINUTES OF MEETING**

The meeting was called to order and a quorum was established at 7:04 p.m. Board members present: Jeff Coleman, Jeff Lawn, Robert Vera, Roger Durity, Heidi Vera, and Gladys Sumner. Board members not present: James Hester and John Graveno. Also Present: Michelle Jeter, CECA Office Manager and Charles Robey, CECA Inspector

Homeowners Forum

5630 Old Guard Crescent: Homeowner would like to speak with the Board during Executive Session.

800 Graduate Court: Homeowner would like to speak with the Board during Executive Session.

5613 Campus Drive: Homeowner would like to speak with the Board during Executive Session.

5630 Campus Drive: Homeowner asked about the grass notice that was mailed out and wanted to know why she has to cut that area now when she has never had to. The Board stated they would discuss it during executive session.

Security

Officer Simmons was not present.

Neighborhood Watch

John Graveno stated that residents should call the police more often to ensure that issues around the neighborhood are being taken care of.

ACC Report

Robert stated that the ACC continues to run smoothly.

Manager's Report

Michelle stated that as of May 24th, we have received \$187,721.13 in Association Dues for 2018. 834 homeowners have paid their dues; this time last year 835 homeowners had paid. The credit card statement, security times, and utilities spreadsheet can be found in the Board Packet. The renewal of the workers comp insurance can be found in the Board Packet. The renewal this year is \$1,277; last year we paid \$1,271.00. We are still gathering the information on the tree services/main water line. VSC came out and looked at the security cameras and believe that the cables were smashed somewhere because when they tub on the lines; it gets stuck. I have sent an email to Jeanne for clarification on the collections resolution but have not received a response.

Treasurer's Report

Robert stated that there is a negative net cash flow since we have not received some of the dues.

Old Business

Tree Services/Main Water Line: Nothing New to Report

Security Cameras: **A motion was made and seconded to approve the estimate from VSC Fire & Security, Inc. in the amount of \$4,340.00. All in favor; motion passed unanimously.**

New Business

Workers' Comp Renewal: **A motion was made and seconded to approve the renewal of the Workers' Comp Insurance with Builders Mutual Insurance in the amount of \$1,277.00. All in favor; motion passed unanimously.**

Resale Packet Cost: **A motion was made and seconded to approve the Maximum Allowable Fees for the Resale Packet; new prices are the following: \$117.00 for inspection; \$176.00 for preparation and delivery; \$58.00 to expedite packet; \$58.00 for post-closing fee. New Full Resale Packet Cost will be \$293.00. All in favor; motion passed unanimously.**

A motion was made and seconded to look into resale packets in electronic form. All in favor; motion passed unanimously.

Approve Minutes for April Board Meeting: A motion was made to discuss the April 26th Board Meeting Minutes. **A motion was made and seconded to approve the minutes from the April Board Meeting. 4 in favor; 2 abstained.**

Approve Minutes & Assessments for the ACC Meeting on April 18th, May 2nd, and May 16th: **A motion was made and seconded to approve the minutes and assessments from the ACC Meeting on April 18th, May 2nd, and May 16th. All in favor; motion passed unanimously.**

A motion was made and seconded to enter into Executive Session at 7:21 pm to discuss 5613 Campus Drive, 808 Graduate Court, 5630 Old Guard Crescent, 5409 Scholarship Drive, 5575 Baccalaureate Drive, 5589 Baccalaureate Drive, 800 Graduate Court, and Update on Items with Attorney. All in Favor.

Board came out of Executive session at 8:15 pm

5613 Campus Drive: **A motion was made and seconded to not waive any of the violations requested; the trash can must be placed in the backyard per the ACC Rule Book. All in favor; motion passed unanimously.**

808 Graduate Court: Homeowner did not show

5630 Old Guard Crescent: **A motion was made and seconded to waive the landscaping violation dated 10/20/2017 except for the \$6.46 certified letter fee. Homeowner is still responsible to pay the certified letter fee. Homeowner's balance is \$17.72. All in favor; motion passed unanimously.**

5409 Scholarship Drive: **A motion was made and seconded to waive the landscaping violation dated 10/20/2017 except for the \$6.46 certified letter fee. All in favor; motion passed unanimously.**

5575 Baccalaureate Drive: Homeowner did not show

5589 Baccalaureate Drive: Homeowner did not show

800 Graduate Court: **A motion was made and seconded to waive 1 of the 4 violations in question; violation dated 10/04/2017 is waived except for the \$6.46 certified letter fee; violations dated 11/10/2017, 12/01/2017, and 12/15/2017 are not waived. Homeowner's new balance is \$156.46. All in favor; motion passed unanimously.**

Update on Items with Attorney: **A motion was made and seconded to send a letter to 5455 Scholarship Drive & 5540 Keydet Drive. All in favor; motion passed unanimously.**

A motion was made and seconded to adjourn the May Board Meeting at 8:55 pm. All in favor; motion passed unanimously.

The May 31, 2018 Board Minutes has been approved by the Board of Directors:

Jeffrey Coleman Signature

06/28/2018
Date

Jeffrey Lawn Signature

06/28/2018
Date