

**The Crescent POA  
Board Meeting  
December 15, 2011**

**I. Roll Call**

Those Board members present were Tom Caffrey, Marcel Sarrasin, Ron Rossi, Bob Bosselman, Gary Sirotti, Bob Feldman and Wayne Peterson. Leslie Howard and David Howard were present from Allied Management Group.

**II. Approval of Minutes**

A motion was made and seconded to approve the November 17, 2011 minutes as amended.

**III. Resident Letters**

Ladies Lunch Bunch. There were some email issues with regarding to a notice for the Ladies Lunch Bunch. Following some discussion it was agreed that Bob F. will send out one last committee/group email with contact information for each committee/group and owners will be told to contact them directly if they wish to receive information. The committees/groups will have to contact those owners directly after that. Also, Bob F. will provide Leslie with the contact information and it will be included in the new owner packets.

A letter was received about the condition of the member's room. This will be passed on to Bill Layman.

**IV. Committee Reports**

Financials

Wayne reported that he has almost completed the 2012 budget.

As of the day before the Board Meeting, there was \$11,800 in Life Cycle Reserves, \$45,000 in the Operating Money Market account, and \$56,400 in the Operating Account. These are monies available to pay ongoing expenses or, eventually, a portion moved to long-term reserves.

So far in 2011, we have written-off \$15,861 in delinquent accounts. Some of these write-offs were offset by collections either as a part of the sale of the properties or as payment by the mortgage holder of the properties after they have taken title to the foreclosed property.

Lynam account – The owners have offered to begin a payment plan in the amount of \$200 per month. Wayne suggested that an attorney letter be sent that payment will be due the first of each month. If the payment is not received as of the 15<sup>th</sup> of the month legal proceedings will begin.

Securitas has been given a 4% increase for 2012. 2% of this increase is to go directly to the security guards and the other 2% will go to Securitas.

Infrastructure

Gary reported on the following:

Street lights – An email was received from an owner about paying for a light that is not working. Gary responded to the owner that this had been discussed at previous meetings and was deemed to be the best solution for this particular situation.

Ocean Woods projects – Gary has met with Ocean Woods on several projects for 2012: the Waterford sign, bridge plantings, and pinestraw at cul-de-sacs to be done twice a year.

Other Projects – Resurfacing of the pool parking lot, painting the pool bathroom floors and cleaning of the storm drains are projects to be looked at in 2012.

The fountain is still an issue. Lake Doctors and Bluffton Electric are looking at other options and Gary expects to be able to report something at the next Board Meeting.

#### ACC

There are currently 25 homes on the rental list.

The following properties are still being maintained by the POA.

35 Crescent Plantation – grass cut and weeds/bushes monitored

Approvals:

41 Point West Dr. – addition

Front Yard Furniture – Letters were sent out on this.

109 North Brayford – A letter was sent to the owner to have the area where the tree removal was done cleaned up.

22 Waterford – A fine was placed on this property since no response to previous correspondence has been received.

Site Plans – Marcel reported that surveying companies will not give owners site plans without an update being done. This will cost owners \$3-500.

Annual Meeting – Marcel will prepare a report for the Annual Meeting. The report will include the number of various projects approved during the year, new ACC members, and outside furniture.

Mailboxes – Repainting of the mailboxes is not in the budget for 2012. There was some discussion on changing the color of the mailbox and post to black. This would prevent any color variations from “do-it-yourself jobs” on them.

12 Oak Hill– Marcel reported that he had received a complaint about the color of the front door on this home – it is purple. A letter is being sent to the owner that this required approval and the color was not acceptable.

#### Social

Bob B. reported that the Christmas party was a great success. He has already booked the location for next year.

Also, the trip to Charleston was successful.

He is requesting an increase in the Social Committee budget of \$2,500 making the total \$4,500 for 2012. This was approved.

Other Events – Bob is working on a trip to Savannah for a play in January; The Golf Clubhouse will be hosting the Super Bowl Party; a Carnivale/Mardis Gras party is planned for February.

#### Communications

Bob F. reported that he met with Hargray on the video services. The cost will be \$2,500 to Hargray (no maintenance costs) plus the cost for a camera, and a laptop. A Mac notebook was suggested but, in any case, an editing program will be required. Hargray is researching this. The cost should be in the budget figures previously given to Wayne for this project.

A reminder is to be sent to Committees that dates for the calendar in the member's room need to be booked through Bob F.

Bob F. noted that he had received thanks from those receiving gift cards from the POA for Christmas.

#### Security

Ron reported that codes for the back gate will be given on a case by case basis.

Mrs. McCall tried to enter the back without a pass. She then complained about Ron's attitude in handling the situation

Mrs. Cobb called in a pass for a housekeeper. She was called about the cost for a daily pass with no response. She was then fined \$250 for the infraction. Mrs. Cobb sent a letter requesting that the Board remove this fine. In a second event, a delivery truck ran the gate going to Mrs. Cobb's home. Mrs. Cobb claimed that she didn't know they were coming and paid the \$25 pass fee. Following much discussion on the issue the Board agreed to reduce the fine to \$25 plus the \$10 cost for the daily pass. Mrs. Cobb will be notified of the reduction with the warning that should this occur in the future, the fine will be \$250.

Mr. Capshaw reported to Ron that someone tried to get into his neighbor's home.

Mr. Grisham reported that someone opened a package in his mailbox. No further information is available at this time.

Ron received a complaint from Mr. Vacarean that he could not get a guest pass for a worker that was taking care of his home. Ron explained that this is not permitted and that the guest would have to purchase a daily pass for this service.

#### **V. Adjournment**

The next Board meeting is scheduled for Thursday, January 19, 2012.

With no further business to come before the Board, the meeting was adjourned.