

SPPOA Board Meeting Minutes

Aug 3, 2017

Held at: Clubhouse of 'Village on the Green'

Quorum was established. Meeting brought to order at 6:37pm in the absence of John(President).

In attendance: Christine Blackway, Paul Hawkins, David Johnston, Denise Flach , Mike Sperling, Richard Simon.

June 1, 2017 minutes. Paul motioned, David 2nd, and approved.

Treasurer-Paul covered the Balance Sheet and I & E statement for this portion of the year. Amazon paid for damaged sign caused by one of their delivery drivers. Brick wall money will be placed properly in next balance sheet. Paul proposed a total of \$250 for estoppel letter process and collect \$125 for estoppel invoice and \$125 for transfer and admin. Paul motioned, Christine 2nd, all approved. Expenses for July:

- The usual re-occurring Landscape Maintenance expenses - \$2,498
- Re-occurring metered water utilities - \$73
- Re-occurring Agreed portion of maintenance cost of North Entrance - \$99.99
- Web Page maintenance Qtr ending 30-Jun - \$75
- Yearly testing of back-flow valves on metered water - \$150

Pending expenditures:

- Irrigation repair expense of a valve on our waste water source line...Expected not to exceed \$750.
- Remove and replace flowers at village entrances.
- Repair of entrance lights at WW-II.

Landscape-Denise oversaw the workers with Duke Energy on the 3 year tree trimming process for the easements and bike paths. Flowers were planted at each village entrance islands.

Tot Lot swing set needs both bucket (\$85 each) and 2 belt swings (\$35 each) seats replaced. Paul motioned, Richard 2nd, all approved to replace at given cost.

Irrigation-Denise and Paul followed up on the required inspection, test, and verification of the 3 backflow valves. There are 2 valves on the islands in Whisperwood II and 1 valve on the island in Whisperwood I. There was an issue with the pressure relief regulator on main line. Waiting on part to replace old regulator.

ARC-David received 1 ARC form for a roof replacement and 1 ARC form for a wooden privacy fence replacement. Both were approved and signed for return to homeowners.

Compliance-Richard talked to the tenant and contacted the home owner on Cypress Landing where tenant was accumulating broken and partially dismantled household and vehicle items were being

stored about the front. Improper vehicle parking was also observed along with an unusually high headcount for occupancy. County Code Enforcement was also called out to make tenant aware of violations. Tenant was quick to comply. Richard is actively seeking volunteers for Neighborhood Improvement Committee.

Website-Mike no changes since last meeting.

Old Business_ None brought into discussion.

New Business_None brought into discussion.

Paul motioned to adjourn and 2nd by David, all approved at 7:25pm.
Minutes taken by: Mike Sperling