

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
Wednesday **August 18, 2010 6:00 P.M.**
Location: **Bristol Management Conference room**

- I A quorum was determined and the meeting was called to order at 6:10 pm. Present; President Eric Arens, Secretary Craig Williamson, Director Paul Christopher, and Property Manager Lindy Savage.
- II A motion was made by Paul Christopher and seconded by Craig Williamson to approve of the minutes of the last meeting as written. Motion passed unanimously.
- III Financials: Year to date income was \$184110 and expenses were \$165081 which resulted in a \$19029 surplus. Our budgeted expenses is \$179123 and our actual expense is \$165081 which means we are under budget \$14042. The Association is in good shape.
- IV President Report: Defer to new business.
- V Manager Report: There were 10 work orders sent and there 5 new renters interviewed since the last meeting.
- VI Old Business: All items in Old Business have been completed.
- VII New Business: The Property Manager produced a list of units that required paver repair. After some discussion among the Board members it was decided to have the Property Manager get some prices for repair.
A motion was made by Paul Christopher and seconded by Craig Williamson to accept the proposal from A& L Pressure Cleaning to power wash the sidewalks, steps to the units, and the courtyard roads for the price of \$2817.69. Motion passed unanimously. The question of replacing some of the dead or dying trees in the courtyard of some of the units was put on hold for more information.
The Property Manager was told to get motion detection lights for the pool and new tables for the pool area.
- VIII A motion was made and seconded to adjourn the meeting. Motion passed unanimously and the meeting was adjourned at 7:00pm. The next meeting will be October 20th at 6:00pm.

Respectfully submitted,

Lindy Savage LCAM
Property Manager