

CHARLESTON COURT AT ABACOA HOMEOWNER ASSOCIATION Inc.
Board of Directors Meeting
Wednesday October, 2010 6:00 P.M.
Location: Bristol Management Conference room

- I A quorum was determined and the meeting was called to order at 6:00 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 accept the minutes of the last meeting as written. Motion passed unanimously.
- III The President announced that Judy Franklin has resigned from the Board and her position as Treasurer due to her location in Jacksonville and can not attend meetings. The Board accepted her resignation and will thank her for her time and effort. At this time Craig Williamson made a motion and was seconded by Paul Christopher to appoint Boone Smith to the Board of Directors. Motion passed unanimously. Boone Smith was elected to the position of Treasurer.
- IV Financials: The Association is in good shape financially being under budget by about \$33,000 at the end of September.
- V President Report: The Board is in negotiations with Comcast for the renewal of their contract. Had a meeting with Steve Inglis of Bristol, Matt Murphy the landscaper, Craig Williamson and Property Manager Lindy Savage concerning some of the diseased trees in the common areas.
- VI Manager Report: The Property Manager sent out 6 violation letters and interviewed with Craig Williamson 5 renters or new owners since the last meeting.
- VII Old Business; A motion was made by Paul Christopher and seconded by Boone Smith to accept the proposal from Tri County Pavers to repair the lifted pavers in the various courts for \$3600. Motion passed unanimously.
- VIII New Business: The Board discussed a proposed budget for 2011 and is awaiting a final answer from Comcast.
- IX A motion was made by Paul Christopher and seconded by Craig Williamson to adjourn the meeting. Motion passed unanimously and the meeting was adjourned at 7:10 pm

Respectfully submitted,

Lindy Savage LCAM
Property Manager