

• **Board of Directors Meeting** •

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| • Organization Name | • Type of document | |
| • Trinity Lake Homeowners Association | • Meeting Minutes | |
| • Name of document | • Time | • Page |
| • December 16, 2013, Meeting Minutes | • 7:00 p.m. | • 1/2 |

Issuer: Keith Fantroy, Secretary

Location: Trinity Lake Clubhouse

Distribution: Board of Directors

Next Meeting: January 27, 2014, 7:00 p.m., Trinity Lake Clubhouse

Present: Renita Brewington President, Karl Robinson Vice President, Burma Shipman Treasurer, Keith Fantroy Secretary, Connie Slade Assist. Secretary

SUMMARY:

1. Meeting was called to order by president at 7:20 p.m.
2. Agenda and minutes were not available, adopted previous format. Approved unanimously.
3. Discussion about Holiday Social and its success. The total spent was \$1156.77 with about 100 in attendance. It was budgeted at \$1300.00
4. Discussion about clubhouse financial report – report attached to minutes.
5. Discussion about Food Drive - Urban Ministries will be by to pickup food
6. Discussion about wreaths – A motion was placed by Keith Fantroy not to have wreaths replaced. Approved unanimously.
7. Discussion about clubhouse patio door, installation
8. A motion was placed by Karl Robinson to use 2014 budget money to repair window in foyer and to obtain 2 additional proposals. Approved unanimously. Burma elected to obtain those additional proposals
9. Discussion about contracts that need reviewing or approving:
 - Landscape – Youngsmill Rd need to be cleaned then re-scoped for work necessary in this area.
 - Prestige – A motion was placed by Karl Robinson to have expenditures reviewed by Prestige. Approved unanimously.
 - Auditor – A motion was placed by Burma Shipman to accept L. Douglas Johnson, CPA contract for \$950.00. Approved unanimously.
 - Clubhouse cleaning – A motion was placed by Keith Fantroy to accept Make it Right Enterprise Inc. contract with the updated scope. Approved unanimously.

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- HVAC - A motion was placed by Karl Robinson to accept Gentry Air, Inc contract for the 2014 year. Approved unanimously.
10. A motion was placed by Karl Robinson to accept Your Way Lawn and Tree Care proposal or \$1675.00 for cleaning the two (2) areas along Youngsmill Rd. Approved unanimously.
 11. Discussions that needed a little follow-up
 - Binders to be updated immediately
 - Blue Water Pool contract was approved
 - Letters to homeowners in foreclosure will not go out until after the holidays.
 - Further discussion will be needed about re-ratifying the budget.
 12. A motion was placed by Karl Robinson to accept Foster Lake & Pond Management, Inc. contract for \$8460.00 annually for lake management. Approved unanimously.
 13. A motion was placed by Keith Fantroy to adjourn at 10:35pm, Approved unanimously.