

• **Board of Directors Meeting**

<ul style="list-style-type: none"> • Organization Name • Trinity Lake Homeowners Association 	<ul style="list-style-type: none"> • Type of document • Meeting Minutes 		
<ul style="list-style-type: none"> • Name of document • September 23, 2013, Meeting Minutes 	<table border="1"> <tr> <td> <ul style="list-style-type: none"> • Time • 7:00 p.m. </td> <td> <ul style="list-style-type: none"> • Page • 1/2 </td> </tr> </table>	<ul style="list-style-type: none"> • Time • 7:00 p.m. 	<ul style="list-style-type: none"> • Page • 1/2
<ul style="list-style-type: none"> • Time • 7:00 p.m. 	<ul style="list-style-type: none"> • Page • 1/2 		

Issuer: Keith Fantroy, Secretary

Location: Trinity Lake Clubhouse

Distribution: Board of Directors

Next Meeting: November 4, 2013, 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

Present: Michael Taliercio, ROSSABI, BLACK SLAUGHTER Attorneys

SUMMARY:

1. Meeting was called to order by president at 7:00 p.m.
2. Agenda and minutes were adopted with changes. Approved unanimously.
3. Discussion about violations and the options available to the HOA. The violation chairperson revealed his findings from the state and county. After hearing all the options and projected cost, the chairperson and board have opted in a direction that would have the best interest of the community. The chairperson will inform the board of which of these options will be more feasible.
4. Discussion about automobile accident in Glen Laurel Subdivision adjacent to our community. A young driver drove pass a stop school bus and struck a student.
5. Discussion about safety having a community meeting for September 24, 2013.
6. Discussion about getting insurance quotes, because insurance rate has increased.
7. Discussion about adjusting line items to balance items over budget.
8. Discussion about management contract not clearly identifying the scope of their work. After a quick review, the contract does indentify the scope of work that will be preformed and fees for additional charges.
9. Discussion about clubhouse financial report – report attached to minutes.
10. Discussion about new fees, to make sure they are in place for the clubhouse rentals.
11. Discussion about violations from chair Karl Robinson. Chair updated that his committee had sent out a few letters and they are waiting for home owners to comply.

• **Board of Directors Meeting**

• Organization Name	• Type of document	
• Trinity Lake Homeowners Association	• Meeting Minutes	
• Name of document	• Time	• Page
• September 23, 2013, Meeting Minutes	• 7:00 p.m.	• 2/2

12. Discussion about Lake Committee meeting scheduled for September 24, 2013.
13. Discussion about walkway behind clubhouse and the quotes that have been received so far. Only two reflect a detail scope of the work to be performed. Burma Shipman volunteered to get an addition quote from someone she knew. Since this matter had been outstanding for a while. The board elected to do a phone conference, once the quote was received and finalize the contractor to perform the work. Approved unanimously to phone conference.
14. Discussion about the quality of the newsletter, once Prestige prints it. It was suggested to see if it is worth getting a printer to do the final product and mail if possible. Will investigate and report findings to board.
15. Discussion about newsletter and the last date to submit articles, August 31, 2013.
16. Discussion about finance community meeting, which is scheduled for October 28, 2013
17. Discussion about Hospitality/Welcome Committee following events. New Neighbors, October 21, Fall Festival October 5 meeting – event October 31, and Holiday Social, tabled.
18. Discussion about Resource/Education tabled.
19. Discussion about letters for two residents. A motion was made by secretary to send a letter from the Board of Directors requesting a meeting. This letter is in line with the practices of the previous BOD, and would allow the homeowner 30 days to reply. Approved by majority, Renita Brewington, Karl Robinson, Connie Slade, and Keith Fantroy. Abstained Burma Shipman.
20. Attorney Michael Taliercio, (ROSSABI, BLACK SLAUGHTER Attorneys) was requested to advise Board of Directors.
21. A motion was placed by Keith Fantroy to adjourn at 9:50pm, Approved unanimously.