

Habersham Pointe Condominium Association

Annual Meeting Minutes

March 14, 2018

The meeting was held at the Forsyth County Public Library and was called to order by President Buck Denton at 6:10 p.m. Steve Jenn provided Proof of Notice which was mailed by Bill Stone to all owners on February 20, 2018. Board members present were Buck Denton, Bill Stone, Alan Burgess, Fred Viele and Steve Jenn. Buck asked all those present to introduce themselves which they did. In the interest of time a motion was made and seconded to dispense with reading the annual meeting minutes from last year. Motion passed.

Presidents Report:

Buck Denton discussed the damage from Hurricane Irma. Buck advised although we obtained lower bids to do the work, we later confirmed with several sources that we could not leverage the lower bids, because state law prohibits the insured from financially benefiting from a loss. Buck also indicated all work was finally completed two weeks ago, after considerable delay by Parker Young.

Landscape Report:

Steve Jenn recapped that we received 4 landscaping proposals last year ranging between \$27,000 and \$49,000 to replace the landscaping in front of A, B, C, E and F buildings as well as replace the crape myrtles in front of D building. In addition, we received 4 irrigation proposals ranging between \$9,200 and \$18,900, to put irrigation in front of all buildings where practical. Steve also shared that a survey of all owners was conducted after last year's annual meeting where approximately 60% of the owners wanted to postpone the landscaping until after the siding was replaced. Based on that feedback, the Board decided to postpone all landscaping, including one off requests, until after the siding project is completed.

Fire Alarm and Extinguisher Report:

Fred Viele indicated as a result of several false alarms, the Fire Department discovered we had not had the fire alarm system inspected in many years. The system was installed after D building was totally destroyed by fire in 1996. They also found the fire extinguishers in the basement common area's had not been inspected in many years. As a result, Fred spearheaded getting the alarm in D building repaired and inspected as well as having all the fire extinguishers on the property recharged and tested. Fred indicated the fire alarm and the extinguishers need to be checked every year, which will happen going forward.

Fred also mentioned it is against our Association documents to store gasoline containers, LP gas tanks, fireworks or any combustible material in any unit or the common area. He also shared two years ago a dehumidifier in C building caught fire, and if not for the quick action of Chuck Smith, we could have had another disaster. As a result, Fred requested

everybody check their dehumidifiers to make sure they are not subject to recall, which was the problem with the dehumidifier in C building.

Dock Report:

Alan Burgess indicated all docks have been reattached to the bulkheads after having had to move them out several times in 2017 as the water receded. Alan also shared he would be inspecting the docks sometime in the next 30 days and arrange to have any repairs made.

Treasurers Report:

Bill reported total income last year was \$217,022 and expenses were \$132,149. Bill stated the excess was put in the siding reserve which was \$170,517 as of 2/1/18, and our replacement reserve was \$150,007 as of the same date. Bill was asked about the \$45,000 in this year's budget to remove the old blacktop, replace and restripe. Bill indicated this was more of an expense placeholder, and that while we will need to do this work sometime in the next couple of years, it won't necessarily be done this year.

Siding Project Report:

Steve Jenn indicated that in early 2016 we obtained proposals from 4 companies to replace siding with one company providing 3 alternatives for vinyl, good for \$166,740, better for \$206,440 and best for \$397,000. One company's proposal was as high as \$543,817 for 7" vinyl siding. Our HardiePlank estimate was \$390,580. Steve indicated these were initial estimates and none of these proposals included replacing rotted wood which we anticipate will run an additional \$50,000 minimum.

Steve stated the purpose in getting quotes in early 2016 was to get a ballpark estimate in order to get consensus regarding the need to increase our monthly assessment and build a siding reserve.

Steve shared a question we need to address. When do we want to move forward with the siding project? He indicated there are two schools of thought, this Fall, because of a concern labor and material prices will only increase along with interest rates, or wait until the Fall of 2019 or 2020, when our siding reserve will be larger so we won't need to borrow as much. Steve did indicate because of the siding damage from Irma, we now have quite a bit of replacement siding if we decide to wait a year or two.

The other issue that needs to be decided is what type of siding. Steve said while HardiePlank would look better, the disadvantage of HardiePlank is that it needs to be repainted every 5-7 years. Steve did say one alternative is to have RinoShield applied, which is a finish that would last 25 years, but has an estimated cost of \$200,000. He also said they now have a prefinished HardiePlank but we have not yet investigated how much more expensive that would run.

Steve quoted from the Forsyth County News dated February 25, 2018 that reported the Forsyth County Commissioners voted to go ahead with a change to the county's unified development code to NOT allow vinyl siding for new construction. Fire safety was given as a reason for prohibiting the material.

Steve asked for a show of hands regarding replacing our siding in the Fall of 2018, which would necessitate borrowing more money, or targeting the Fall of 2019 or 2020 and use the siding from the right elevation of A building for repairs and borrow less. Approximately 80% wanted to proceed as soon as possible.

Steve indicated to move forward we need to create a committee to do in depth research on siding alternatives, maintenance expense, obtain new cost proposals, etc. Allan Sinclair, Grady Grinstead, Dale Short, Linda Peluso and Barb Reddall all agreed to serve on the committee and Susan McNew and Bill Farthing agreed to assist in researching a specific subject. After much discussion, Allan Sinclair stepped up and agreed to chair the committee. Steve agreed he would serve as the Board Liaison.

Town Hall Meeting:

Grady Grinstead indicated he was having a problem with water drainage on his back patio and was fearful it might adversely impact his deck support post. Buck said he would get 3 Board members to take a look.

Diane Grinstead indicated Laura Semanson, our county commissioner, stated that quite a bit is going on behind the scenes to address the Habersham sewer assessment issue. She also indicated about 70 homeowners haven't paid or are no longer paying the special assessment.

Other issues raised included having our landscapers clean the far end of the parking lot by A building, starting a newsletter or private group Facebook page and the status of replacing the mailboxes.

Bill reported the results of the election with Alan Burgess, Fred Viele and Steve Jenn all received 33 votes for reelection to the Board of Directors.

Because of the time, Buck asked for a motion to adjourn the meeting which was made and seconded. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Steve Jenn, Secretary