

Titusvillage Section One Protective Association, Inc.
Board of Directors Meeting
June 28, 2016

Minutes - Approved

Roll Call

Amy Williams, President/Director
Vivian Freeman, Secretary/Treasurer/Director
Robert Payette, Vice President/Director
Neil Johnson, Director

Dennis & Karen Collins, Community Association Managers, were present.

Call to Order – The meeting was held in the conference room at Collins Realty Group and was called to order by association President, Amy Williams, at 7:00 pm. A quorum was established.

Minutes – Reading of the minutes from the May 24, 2016, meeting was waived. A motion to approve the minutes as presented was made, seconded, and unanimously carried.

Treasurer's Report

May Financial Report – Karen Collins reviewed the report – total cash balance as of 05/31/16 for all accounts was \$59,168.70; the operating account had \$17,783.15; the reserve account had \$41,385.55.

Accounts Receivable balance as of 05/31/16 is \$4,657.27. During June payments were received reducing the A/R to \$3,514.95.

A motion to accept the Treasurer's Report was made, seconded, and unanimously carried.

Correspondence – Karen mentioned that an owner called wanting to replace his driveway with pavers. He was directed to contact Neil Johnson, ARC Chairman. Mr. Johnson has handled it.

Management noted that the quarterly invoices will be mailed out and will contain a reminder stating that if an owner wants his or her bushes trimmed, they need to contact Robert, DP Lawn Service.

Manager's Report – Dennis noted that 1901 Dipol still has not complied with request to paint the wood on deck. Mr. Johnson said that another walk around for violations needs to be done. This will be done in July.

Old Business – None

New Business – Mr. Payette noted that DP Lawn Services has not been doing as good a job as they had been. With the start of the summer season, it seems as though they are skipping lots, running the mowers at great speed; just a general decline in the quality of service. Debris is blown, but not picked up and removed. There doesn't seem to be anyone going back to check that the job has been completed. Dennis will discuss this issue with Robert who will be back on the mowers this week.

Dennis has been working with the vendors to secure a two-year contract to lock in the price. DP Lawn Service contract has expired. A motion to accept a two-year contract was made, seconded, and unanimously carried; however, the new contract will not be signed until the current level of service has improved.

A motion to adjourn was made, seconded, and unanimously carried. Meeting adjourned at 7:19 pm.

Respectfully submitted July 11, 2016 by,

/es/ Karen Collins

Karen Collins