

*Minutes of the
Flower Hill Central Corporation
Board of Directors
Regular Meeting for May 2002*

The May Board of Directors meeting of the Flower Hill Central Corporation was held at the Flower Hill Community Center on April 24th, 2002.

Call to Order

Bob Smith called the meeting to order at 7:35 PM.

Attendance

In attendance were: Bob Smith, Brenda Graninger, Scott Cooper, Biff Gaut, Bob Gould, Shirley Kitzmiller, Barbara Cloutier, Tom Frazier and Robin Smith, Board Members. Also attending were Linda Zimmerman and Jeanette Manner from the management team; Rudy Rogue and Tom Widden from Community Landscape, and Mike Wilson as well as several homeowners.

Consideration of previous meetings' minutes

Robin Smith motioned to pass the minutes from the last meeting as written, Shirley Kitzmiller seconded the motion and the minutes were adopted.

Investment Account Proposal

Beth Swanson from Solomon, Smith-Barney was present to provide the Board with information on the investment account options available through Solomon, Smith-Barney.

Ms. Swanson pointed out that unlike some of the other investment accounts held by Flower Hill, all funds held by Solomon, Smith-Barney on behalf of Flower Hill would be placed into fully insured accounts. She also noted that there is no fee to Flower Hill for her services. After discussion, it was the decision of the Board, upon motion by Biff Gaut and second by Tom Frazier, to place excess funds at this time into a money market account with Solomon, Smith-Barney and to table further decision on investment options until the next meeting.

Pool Management Report

Scott Vincent reported that the lap pool was losing water and that he was checking into the cause. There was a reported theft in the snack bar area and Scott suggested that the security company be alerted to check the pool regularly when it is closed.

Grounds Maintenance Report

Tom Widden from Community Landscape was present to provide a report on the status of the landscaping. Tom reported that the aeration and overseeding as well as the fall fertilization has greatly helped improve the turf areas in the community. Mr. Widden also reported that he had been in contact with the county inspector regarding the storm water pond work and was working with him to complete the work. Mr. Widden requested that the board consider not bidding out the contract and allow him to provide a renewal offer at

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this time. He noted that approximately \$40,000 of plant material is currently under warranty with his company and would remain so as long as they maintained the contract.

Shirley Kitzmiller reported that there were bottles under a tree near her community.

Swim Team

Skip Reindollar was present to discuss the swim team schedule for this year. The swim team is requesting that the pool company refrain from using the shallow end of the pool for swim lessons when the team is using the area for practice. Upon motion by Tom Frazier and second by Robin Smith, it was the decision of the Board to offer that swim lessons be held in the lap pool in the mornings and the swim team will use the main pool. All in favor with Biff Gaut voting no.

There was a question on the date of the 29th swim meet. A wedding had been scheduled for that same date. The Board suggested that the swim team use the pool area only and the community center, tables and chairs and parking lot be reserved for use of the wedding. It was noted that in the future, dates for morning reservations of the community center during June and July would not be reserved until the swim team has its schedule set.

Management Report-Jeanette/Linda

The Board reviewed the written report received from the management team. Most action items mentioned in the report were taken up later in the meeting.

Old Business

The Board reviewed the Landscape Specifications. The Board felt that at this time they did wish to continue to bid out the landscape contract. Upon motion by Biff Gaut and second by Shirley Kitzmiller, the Board adopted the Landscape Specifications as amended from the last meeting. The Board reviewed the proposed list of contractors to be contacted. Upon motion by Bob Gould and second by Shirley Kitzmiller, the Board voted to expand the list from four to six vendors. Barbara Cloutier motioned to add KCS Landscaping, second by Shirley Kitzmiller, motion passed. Biff moved to add VIP Landscaping second by Tom Frazier, motion passed. The property manager agreed to send out the request for proposals to the six companies listed.

The Board reviewed the Pool Management Specifications. The hours were amended to note: Non-school hours and school hours. Holidays were listed as July 4th and Labor Day. Upon motion by Brenda Graninger and second by Biff Gaut, the Board accepted the pool management specifications. The Board approved the list of bidders upon motion by Scott Cooper and second by Tom Frazier.

The Community Center use rates were reviewed. Bob Gould motioned to limit children's birthday parties to age 14 and under, second by Biff Gaut, motion carried. Brenda Graninger

motioned to strike the non-resident party from the list of activities, second by Tom Frazier and the motion carried.

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New Business

The Board reviewed a request for a refund of the rental fee on a community center rental due to the air conditioning not working when the person who rented the room used it. Upon motion by Tom Frazier and second by Scott Cooper, it was agreed that the fee would be refunded. It was noted that the manager had requested that this particular renter return the key to the community center. Upon motion by Biff Gaut and second by Scott Cooper, the Board agreed to return the key to the user. Linda was requested to remind the user of the hours approved for their use.

The Board considered requests to waive late fees received from several owners. In the matter of the request from Cheryl Allen, the Board voted to waive the late fees upon motion by Biff Gaut and second by Tom Frazier. In the matter of the request from Pamela Walters, the Board declined to act on this request. In the matter of the request from Mr. Carlacci, and upon motion by Shirley Kitzmiller and second by Scott Cooper, the Board agreed to waive these fees. In response to the request from Dr. Bedrosian the Board declined to act. In the matter of the request from Mr. Hudson, it was the decision of the Board to agree to waive the administrative fee but not the interest upon motion by Tom Frazier and second by Robin Smith.

The structure of the existing committees was reviewed. A motion was made by Bob Gould and seconded by Shirley Kitzmiller to disband the committees as currently structured and that all authority and decisions revert to the Board of Directors with assistance of management. Vote stood at: Bob Gould and Shirley Kitzmiller in favor; Scott Cooper, Biff Gaut, Brenda Graninger, Robin Smith opposed. Tom Frazier and Barbara Cloutier abstained. Motion failed.

Biff Gaut motioned to request Mike Wilson step down as Grounds Committee Chair, Scott Cooper seconded the motion. The vote was taken as follows: Shirley Kitzmiller, Scott Cooper, Biff Gaut and Tom Frazier in favor. Bob Gould and Brenda Graninger opposed. Robin Smith and Barbara Cloutier abstained. Motioned carried.

Robin Smith motioned to disband the committee, motion seconded by Bob Gould. Tom Frazier, Robin Smith, Shirley Kitzmiller, Bob Gould and Scott Cooper in favor. Brenda Graninger opposed. Motion carried.

It was noted that there were two dead trees in the Hallmark community and trash in the streambed at Overbrook. It was requested that the contractor supply proposals to replace the trees and clean up the steambed.

Linda Zimmerman noted that there were several dead trees in the community that needed

removal. Upon motion by Tom Frazier and second by Biff Gaut, it was decided that the management team could authorize removal of dead trees without prior Board

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approval. Motion carried. It was requested that any additional expenses under this category be placed in the management report each month.

Correspondence

On file

Notices

Scott Cooper announced that he would be participating in the Flower Hill Elementary School community day in lieu of holding a separate such day for the community within Flower Hill. He will have information on Crime Watch participation and other safety and security information on hand for this function.

The next regular board meeting was scheduled for June 26, 2002.

The meeting was adjourned at 9:49 PM.