

**Minutes of the Flower Hill Central Corporation February 29, 2012**  
**Board of Directors monthly meeting**

**Call to Order**

Andrew Oxendine called the meeting to order at 7:30 PM

**Attendance**

In attendance were Board members:

	Present	Absent	Name	Notes
Attendance				
Bob Smith	x			
Scott Cooper	x			
Biff Gaut	x			
Paul Rohwer	x			
Fred Goines, Secretary	x			
Chris Reed, Treasurer	x			
Andrew Oxendine, President	x			
Brett Clawson, Vice President		x		
Greg Ferentinos	x			
Greenlink	x		Ed Chemelewski	
RSV Pools	x		Mike Williams	
FHCC Staff	x		Linda Horensavitz	

**New Agenda Items**

- No agenda changes were made

**Open Forum**

- No comments were made during open forum.

**Consideration of Previous Meeting's Minutes**

- Chris Reed moved to approve the minutes from the November 30, 2011 meeting with the changes below Bob Smith seconded and it passed.
  - The spelling of Fred Goines name under new business will be corrected.
  - Scott Cooper abstained from voting.

**Ground Maintenance Report**

- Jay Kinnane was present from Greenlink to address the Board with a brief update.
  - Paul Rohwer, entered the meeting during the grounds report
- The replacement of the rotten timbers at tot lot in Overbrook was tabled for the March meeting.
- Biff Gaut, moved to approve the dead tree removal and replacement located at 8105 Chelaberry Court, with Greenlink doing the work and the \$330.00 coming out of the Ground Maintenance and repair line in the budget, Chris Reed seconded passed
  - Fred Goines entered the meeting during the Grounds items.

**Pool Management Report**

- Mike Williams was present from RSV Pools to give a brief update to the Board.
- Scott Cooper moved to approve the purchase of two installed Aqua Creek Scout lifts, for \$4,807.00 each (totaling \$9,614.00) with the funds coming out of the Capitol Reserves line in the budget, Chris Reed seconded and it passed. RSV Pools will make sure that this lift matches the new requirements prior to installing the lifts.
  - Andrew Oxendine voted in opposition
- Chris Reed moved to approve the proposal from PSE for \$339.00, to repair pole lights at the pool

with the funds coming from the Lighting and Maintenance & Repairs line, Scott Cooper second and it passed.

#### **Treasurer's Report**

- Chris Reed was present to provide an update.
- Jon Abbott FHCC's financial adviser for the Capitol Reserves funds will be present at the March annual meeting and present a plan for the rebalancing of the Capitol Reserved funds.
- Biff Gaut moved to transfer \$12,104.00 from the general operating account to the snow operating reserves to replenish it from the previous year's snow expenditures, Chris Reed seconded and it passed.
- Chris Reed moved an additional to transfer \$15,000.00 from the general operating account to the snow operating reserves to replenish it from the recent previous year's snow expenditures, Scott Cooper seconded and it passed.

#### **Management Report**

- Linda Horensavitz gave a brief update to the Board.
- No action was taken on Chase Lending's recommendation to FHCC.
- The Board discussed the Community Center Contract wording. Chris Reed and Scott Cooper are reviewing the document and the Board will vote on the changes at the March monthly meeting.
- The owner's request for a refund for party expenses due to FHCC canceling the party due to the heating failure was tabled. Andrew Oxendine will respond the owner on behalf of the Board.
- Heating and AC update: Scott Cooper is drafting a letter to CAS about the installation of the heating and Air units.
  - FHCC staff, Linda Horensavitz will call an engineer to review the system and contract.

#### **Old Business**

- CAS service contract, was tabled so that the FHCC staff can obtain additional proposals.

#### **Critical Issues**

- Biff Gaut moved to approve the insurance policy with HMS Insurance, for the time period of 3/5/12 to 3/4/15 with the cost of \$25,994.00 a year, coming from the insurance line in the budget, Scott Cooper seconded and it passed.
  - Paul Rohwer and Chris Reed abstained from voting

#### **New Business**

- Chris Reed and Andrew Oxendine, completed Linda Horensavitz's evaluation, copies will be included in the March board packs.
- The copier lease contract was tabled so that sample copies can be provided to the Board.
- Chris Reed moved to approve the proposal from PSE for \$1,790.00 out of the lighting maintenance and repairs line in the budget, to repair the light poles at Jessica's Pond that were vandalized, Biff Gaut, seconded and it passed.
  - Linda Horensavitz will obtain three proposals to fence in the pond area so the Board can see the cost.
- Scott Cooper moved to accept the contract proposal from Intuit Full Service Payroll Solutions, with \$78.00 a month coming out of the payroll service expense, line in the budget, Chris Reed seconded and it passed.
- No action was taken on the delinquent owner's request to have attorney fees waived from his account.
- No action was taken on the owner's request (Mr. Huaping Chu) for FHCC to takeover trash service for all of the units in Flower Hill.

#### **Security Chair**

- The board discussed the owner complaint about stolen UPS mail from the owner's front porch.

#### **Notices**

- The next meeting will be recalled annual meeting & the March Monthly meeting on March 28, 2012 at 7:30 PM. FHCC
- The April monthly meeting will be held on April 25, 2012 at 7:30 PM.
- Greg Ferentinos moved to adjourn the meeting and was seconded by, Biff Gaut seconded and the meeting was adjourned at 9:10 PM.