

Minutes of the Flower Hill Central Corporation June 27, 2012
Board of Directors monthly meeting

Call to Order

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

Attendance

In attendance were Board members:

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

New Agenda Items

- One agenda item was added: Fill the open Board seat
- Scott Cooper moved to fill open board seat with Paul Rohwer, Brett Clawson seconded and it passed.

Open Forum

- Gary Loomis, from the Courts Board of Directors, is requesting that the Courts HOA be allowed to re install the Courts HOA sign, on the Flower Hill common area on Flower Hill Way. The Courts will submit a sign plan to the Flower Hill Board for final approval.

Consideration of Previous Meeting's Minutes

- Scott Cooper moved to approve the minutes from the May 30, 2012 meeting with the changes below, Biff Gaut seconded and it passed.
 - Under Pool Report, it will be noted that Scott Cooper "seconded".
 - Andrew Oxendine and Brett Clawson abstained from voting.

Ground Maintenance Report

- Amador Garcia and Mark Shekletski were present from Greenlink to address the Board with a brief update.
 - Amador Garcia is taking over the day to day management of the Flower Hill contract for Greenlink.
 - The Board addressed concerns with the missed items over the past few months.
- Biff Gaut moved to approve the owner request to trim the tree next to the unit located at 31 Mt. Laurel Court, with Davey Tree doing the work and the \$280.00 coming out of the grounds maintenance line in the budget, Karl Irikura seconded and it passed.
- No action was taken on the owner's request to thin out the tree canopy behind 18030 Fence Post Court, at the recommendation of the contractors. The trees are healthy and there is no reason to thin them out.

- Scott Cooper moved to remove the dead and dying trees along Woodfield Road / 124, with Davey Tree doing the work and the \$840.00 coming out of the grounds maintenance line in the budget, Chris Reed seconded and it passed.
- Biff Gaut moved to approve the removal of four dead trees and to remove the stumps at the trees at FHN2 tot lot and to reinstall two red maples, with Greenlink tree doing the work, with the \$2,600.00 coming out of the grounds maintenance line in the budget, Karl Irikura seconded and it passed.
- Karl Irikura moved to approve the proposal from Greenlink remove the lower branches of the pine trees at the FHN2 tot lot and clean out the debris under the trees with the \$480.00 coming out of the grounds maintenance line in the budget, Chris Reed seconded and it passed.
 - Fred Goines entered the meeting during the discussion.
- Biff Gaut moved to remove the dead tree removal at 8220 Mt. Ash Way, with Greenlink's cost of \$545.00, coming out of the grounds maintenance line in the budget, Brett Clawson seconded and it passed.
- Biff Gaut moved to allocate up to \$1,000.00 out of grounds maintenance for watering of vegetation with the approval of the FHCC office Staff Linda Horensavitz, at Greenlink's rate of \$65.00 an hour, Paul Rohwer seconded and passed.

Pool Management Report

- Mike Williams was present from RSV Pools to give a brief update to the Board.
 - The pool will be open normal hours on July 4th noon to 8:00 PM.
 - Lap lanes should be in soon, about two weeks.
- Chris Reed moved to accept the proposal from Long Fence to repair the broken fence at the pool, with the funds coming out of capitol reserves line in the budget, Scott Cooper seconded and it passed.

Treasurer's Report

- Chris Reed was present to provide an update.
- The FHCC Board reviewed the bankruptcy process as provided by FHCC's attorney.
 - Linda Horensavitz will call Andrews Law Group strongly suggest that they down load a PDF file program without the logo.
- Karl Irikura moved to approve the account below to be posted to bad debt / uncollectable debt as recommended by the FHCC staff, FHCC's bookkeeper and FHCC's collections attorney, Fred Goines seconded and it passed.

Property Address	Sub Association	Reason	FHCC Dues Uncollectable \$	Sub Association \$	FHCC Write-Off
18435 Honeylocust Circle	Park Terrace	Bankruptcy	\$528.00	\$231.34	\$2,095.23
Totals:			\$528.00	\$231.34	\$2,095.23

- The Bookkeeping question & Bookkeeper's response was tabled for the July meeting.

Management Report

- Linda Horensavitz gave a brief update to the Board.
- Scott Cooper moved to approve the replacement of the fence around the outside cooling units, with Ana's cleaning doing the work with ht \$390.00 coming out of the capitol reserves line in the budget, Chris Reed seconded and it passes.
- The Board will email Linda Horensavitz there questions about the new capital reserves study and Linda Horensavitz will have answers for the July meeting.

Old Business

- Biff Gaut moved to accept the landscaping proposal from Greenlink for the 2013-2015 years with the 2013 cost of \$106,955.00, the 2014 cost of \$110,163.65 and 2015 cost of \$110,163.65 coming from the grounds contract line in the budget, Chris Reed seconded and it passed.
- Biff Gaut moved to accept the snow proposal from Greenlink for the 2013-2015 years with the funds coming from the snow removal line in the budget, Chris Reed seconded and it passed.
- The Southridge basketball court repairs were tabled for the July meeting.

- The owner request for a special exception payment plan for the unit located at 41 Mt Laurel Court was tabled for the July meeting.

Critical Issues

- No critical issues were addressed at this meeting.

New Business

- Brett Clawson moved to approve the contract extension for ProActive Security, with the 2013 yearly cost of \$65,953.20 coming out of the courtesy patrol line in the budget, Fred Goines seconded and it passed.
- Chris Reed moved to grant the owner's request to waive the admin fee (below) as a onetime special exception, Karl Irikura seconded and it passed.
 - 10.2a 8409 Mt. Laurel Lane amount to be waived: \$35.70
 - Fred Goines voted in opposition
- No action was taken on the owner's request to waive the administrative fee for the unit located at 8236 Mt. Ash Way.
- No action was taken on the owner's request to waive the administrative fee and bounced check fee on the owner's account, for the unit located at 18615 Mallory Place.
- The office staff will mail out RFPs for the 2013 & 2014 audits.
- Andrew Oxendine moved for Flower Hill Central to partner with the Park Terrace HOA and allow them to place no parking signs on the parking islands in the Park Terrace HOA. Chris Reed second and it passed.

Security Chair

- No comments were made

Notices

- The next meeting will be the July 27, 2012 monthly meeting at 7:30 PM. FHCC
- Biff Gaut moved to adjourn the meeting and was seconded by, Scott Cooper seconded and the meeting was adjourned at 9:09 PM.