

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, September 15, 2021, at the Ameri-Tech offices, and on Zoom.

I. Call Meeting to Order

- A. The meeting was called to order at 1:31 PM by Eudora Partridge, President, who also acted as chair for the meeting.

II. Roll Call

- A. Debbie Higgins, Secretary, took roll call:
 - 1. Eudora Partridge, President (via Zoom)
 - 2. Kay Hunt, Vice President (Absent)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member at Large (Absent)
 - 6. John Prokopovich, Maintenance Supervisor (via Zoom)
- B. A quorum was established.
- C. Also in attendance at Ameri-Tech were:
 - 1. James Mateka, Ameri-Tech Property Manager
 - 2. Helen and Leo Strupczewski, Residents
 - 3. Edsel Palaez, Resident
 - 4. Kevin and Cheryl Acton, Resident
 - 5. Jan Van Bibber, Resident
 - 6. Pat Gambino, Resident
 - 7. Helen Maggaro, Resident
 - 8. Christine Picard, Resident
 - 9. Mike Spooner, Resident
 - 10. Jean Eldridge, Resident
 - 11. Joe Booth, Resident
- D. There was only one resident observing on the Zoom call; there may have been issues with the link.

III. Meeting Minutes

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held August 18, 2021, and accept them as written, and the motion was seconded by Eudora; a vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

A. Regina reported the following for the month of August:

1. Income: \$213,581
2. Expenses: \$238,056
3. Over by: \$ 24,475 (due to insurance and related expenses)
4. YTD Under: \$ 44,898 (due to assessments and prepaid fees)
5. Assessments: \$ 1,373.54 (still unpaid)
6. Announced the BOD Budget Workshop on 09/22/21 at Ameri-Tech and on Zoom at 1:30 PM.

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. The roof on Building 24 has begun.
2. We need to schedule the remaining five buildings now, and the materials will be delivered by April next year; of the five, three have leaks.
3. Electrical issues on Feather Drive – we are one week out for boring for the electrical.
4. Still working on carports; working toward having only 54 remaining beginning next year.
5. The roofers broke the sidewalk earlier this year and have been unable to make the repairs. They agreed to waive recent roof repair costs if we repair the sidewalk, so that's what we're doing.
6. There was a problem with the sliding glass door on the south laundry; we were able to use doors that were disposed of by a resident and avoided a cost of \$2,100.
7. LED light poles are going out frequently; if you see yellow tape around the pole, it means there are more complicated issues than just a bulb, and repairs are 3-6 weeks out. All costs for repairing these poles belong to Duke Energy.
8. Pool Warranty: 7 years for parts plus the compressor, there's a lifetime titanium heat exchanger on each heater, and a 5-year labor warranty.

VI. Committee Reports

A. Documents Committee – Helen Strupczewski

1. The Committee wants to change the MHCA Pool Rules to include that "children under the age of 16 must be accompanied at all times by the resident owner/renter with whom the children are visiting."
2. Debbie moved to accept this change to the P&P by the Documents Committee, and it was seconded by Regina. A vote was taken and the motion passed unanimously.
3. The Committee wants to change the MHCA Clubhouse Reservation rules to remove the age limit for using the billiard room and the shuffleboard court.

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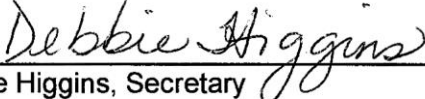
4. Regina made a motion to remove rule #1 regarding the age limit, and Eudora seconded; a vote was taken and the motion passed unanimously.
 5. On the rules for shuffleboard, the Committee suggested removing the age limit and redefining the dress code.
 6. All changes will be made to the relevant P&P documents and then submitted to the Board for approval.
 7. Regina is going to get the recycling rules to Debbie and she will see about getting it laminated.
 8. After an initial review of the July FS 718 updates, there are none that affect our documents; the review of the remaining laws will be done on 09/17/21, and the Committee will report back at the next Board meeting.
- B. Compliance Committee – Jim Mateka
1. The first Tuesday of the month is a review of half the community, and the second Tuesday is for the remaining half; the second half was completed yesterday (09/14/21).
 2. Homeowners have been sending e-mails regarding possible compliance issues, which facilitates this process.
 3. We are in the process of getting the windows/door compliance issue rectified; the owner has been notified that they must be replaced.
 4. Jim suggested putting together a specific process for all building structural changes, like windows and doors. The Board agreed and will proceed with doing that.

VII. Resident (Gallery) Questions

- A. The gallery was asked if there were any questions relevant to the agenda, and only unrelated questions were presented, so they were dismissed.
- B. Debbie suggested that those asking these questions submit their questions in advance for the Town Hall meeting with Eudora and Debbie scheduled for Wednesday, October 27th, at 6:30 PM at the Clubhouse.

VIII. Adjourn Meeting

- A. Regina made a motion to adjourn the meeting and it was seconded by Debbie; a vote was taken and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:14 PM.



Debbie Higgins, Secretary