

Fenwick HOA Board Meeting Minutes for May 19, 2014
Held at Fenwick Clubhouse, 16801 Fenwick Blvd

Board Members in attendance: Bill Trimble, Jeff Hutson, Jeff Andeel, Brad Hallmark, Harvey Jones, John Carney, Caroline Turan

Absent: Carol Dorazio and Mark Russell

Guests: Robert Ballard, Derrick Johnson and Mr. and Mrs. Marcus Verner

Call to order - President, Bill Trimble at 7:00 p.m.

Prior Minutes - Harvey Jones made a motion to approve the minutes from the April 21, 2014 meeting. Jeff Andeel seconded the motion. John Carney and Jeff Hutson abstained from voting since they were not present at the meeting. Motion was passed to approve the minutes unanimously by the members present at the meeting.

Old Business:

- OGE - No new information regarding the recount of the lights in the neighborhood.
- Camden Storage - No new information regarding the updated plans for the possible adjustments to the property.
- The Vintage's at Camden Park - Bill Trimble gave an overview and the board had a detailed discussion regarding the proposed plans for the property.

Bill Trimble made a request to move to new business.

New Business:

- John Carney noted he is looking to step down from the board. Discussion was held regarding the board position of vice president. Bill Trimble made a motion to appoint Harvey Jones as the new vice president. Jeff Hutson seconded the motion, motion was passed unanimously for Harvey Jones to be the new vice president of the board. John Carney stated he would be glad to stay on the board until we found a replacement but noted his time might be limited.
- Pool is scheduled to be opened on Saturday May 24th. An update was given regarding the pool opening process and operating procedures.
- Mr. and Mrs. Verner - Gave a detailed discussion of their renting the clubhouse on May 2nd. He noted CCMS had made the decision to retain their deposit regarding the clean-up of the clubhouse. Mr. Verner gave an overview of his story regarding the rental of the clubhouse and the subsequent clean-up of the clubhouse. Through discussion, it was determined Mr. Verner had not rented the clubhouse prior to May 2nd. Mr. Verner presented a detailed letter to the board regarding his rental of the clubhouse. The board thanked Mr. Verner for presenting his facts of the incident and informed him they would like to hear from CCMS regarding the incident. It was noted the only communication the board had regarding the incident was through e-mail exchanges with CCMS.
- The board contacted CCMS regarding this issue and set up a special meeting for Thursday May 22 at 6 pm to discuss their involvement with the rental of the clubhouse from Mr. Verner.
- John Grothe - A request for a late fee waiver was received. A detailed discussion was held regarding the request for waiving the late fee. Jeff Hutson made a motion not to waive the late fee. Caroline Turan seconded the motion. The vote was 4 to access the late fee and 3 not to access the late fee. Bill Trimble stated the request had failed and the late fee would be accessed.
- James Brigida - No action to take.

- Jeff Hutson - noted he would create a questionnaire survey for the board. The purpose of the questionnaire would be to receive input from the homeowners regarding possible improvements they would like to see in the common areas.

CPC - Jeff Andeel, 12 notices had been sent out, with 2 in the gated area and 10 in the main area.

Nominating Committee - Mark Russell was not present, therefore no report.

Treasurer's Report - Mr. Hutson presented the following items:

- May 2014 monthly packet. Discussed in detail the CCMS report, including the clubhouse and pool reports. Jeff Hutson made a motion to approve the Treasurer's report. John Carney seconded the motion. Motion was passed unanimously.
- Jeff Hutson made a motion to make the 2014 reserve account deposit based on the budget. John Carney seconded the motion. Motion was passed unanimously.

Architectural Committee - Brad Hallmark noted 3 applications were approved and gave a brief overview.

Neighborhood Webpage - John Carney no report.

Maintenance Committee - Bill Trimble noted the well pump had to be recently replaced and gave an overview of several other items. Jeff Hutson made a motion to approve the minutes. Harvey Jones seconded the motion. Motion was passed unanimously.

Social Committee - Caroline Turan discussed the possibility of having a movie night in the park for the homeowners. The board liked this idea and additional research would be performed.

Motion was made and seconded to adjourn the meeting at 9:20 p.m.