

MINUTES

Date: 3.8.18

Time: 3:15 pm

Location: Hunter's Reserve Clubhouse

Hunter's Reserve Phase Master Condominium Association, Inc.

TYPE OF MEETING	Regular Board Meeting - Open
NOTE TAKER	Sherley Aubrey, CAM
BOARD OF DIRECTORS PRESENT	Karol Ludaescher, Jill Regante (phone); Laura Blair
GUESTS	Nubia Thomas, Regional Manager

Meeting called to order at 3:38 pm by Karol Ludaescher, President. A quorum was present

Proof of Notice was signed by Karol Ludaescher, President.

Approval of Minutes

MOTION: Karol Ludaescher made a motion to approve meeting minutes from 10.24.17 as presented, Laura Blair seconded, all in favor. Motion carried.

Old Business:

No old business to discuss.

New Business – Agenda Items

1. **Discuss which Attorney to preserve Governing Documents – MRTA** – Clayton & McCulloh currently represents Master Association. Estimate to preserve the Master Governing Documents: \$2000.00 to \$3500.00 does not include recording fee, title search charges, publishing fee, document copy charges, postage fees, etc. Need to remit \$2500.00 retainer to proceed with drafting the MRTA Documents. Wean & Malchow are unable to provide an estimate to preserve Master Governing Documents as they currently do not represent Hunter's Reserve Master Association. The number of hours required will be dictated by the size and complexity of the Associations Governing Documents.

MOTION: Karol Ludaescher motioned to have Clayton & McCulloh to proceed with drafting the MRTA Documents and requested for management to look into a new attorney to represent the Association specifically with collections efforts, all in favor, motion passed.

- I. **Tree Stump removal by basketball court, plant 2 trees and add sod-** Total of (5) five trees where lost during Hurricane Irma. The following work was bid out to three separate contractors, all licensed and insured for the protection of the Association.

- A. Jonathan Stirman Tree Service – \$550.00
- B. The Davey Tree Expert Company – \$975.00
- C. Diamond Landscaping – \$350.00

MOTION: Karol Ludaescher made a motion to approve Diamond Landscaping bid, Laura Blair seconded, all in favor motion passed.

- 2. **New Shrubs** – Last fall a car drove over the Viburnum in front of the property. On the opposite side are dead bushes which should be replaced with the same type of bush. Due to winter cold, what was originally planted between the two large trees near the flag pole has died. The board would like to have the Viburnum planted in the same area and sod, and possibly place Azaleas, which are more shade tolerant and some Giant Lilyturf under the two large trees near the flag pole. Along with the suggested plants, by the basketball court, tract "D" would like to see (2) two Winged Elm and a Tabebuia by the Flag pole in front of the property. In front of the clubhouse, would like to price out Ligustrum, Plumtree and Holly to plant. Management will obtain (3) three bids for the next meeting.

MOTION: No motion was made.

- II. **DE Separation Tank** - The separation tank needs to be replaced, existing tanks are corroded and missing parts and can no longer get parts for these tanks. Separation tanks are needed to catch used DE and debris from pool tank after backwashing and are required for health inspection. The following work was bid out to three separate contractors, all licensed and insured for the protection of the Association.

- D. Leslie's Swimming Pool Supplies – \$1575.62
- E. Gunit Pool Contractors – \$905.25
- F. Poolworks – \$1396.60

Management will request more information about the connecting chlorinator with the new separation tank on all three contractors.

Motion: No motion was made.

MOTION: Karol Ludaescher motioned to adjourn the meeting at 4:20 pm, all in favor. Meeting adjourned.

Minutes Approved By: Karol Ludaescher 7-24-18
(Board President Signature) (Date)