



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**
HELD AT THE
RECREATION CENTER

October 27, 2016

I. Call to Order – 7:07 PM

Directors Present:

Ron Shore, President
John Burnett, CFO/Treasurer
Matt Cano, Secretary

Directors Absent:

Mike Ghafari, Vice President

Others Present:

Mark Brading, UNC Community Management

Homeowners Open Forum

- 39286 Marbella Terraza
 - Discussed possible increase in security measures at the Association.
- 39289 Marbella Terraza
 - Will provide receipts for reimbursement of the 2016 Halloween Party and for prior Halloween Parties she forgot to submit.
 - Inquired about the Association Rental Policy. She was referred to the website for the information.

II. Approval of Previous Minutes

- Minutes of the Board Meeting held on September 22, 2016, were approved as written.

III. Treasurer's Report

- John briefly reported on the year end financial statements
- Income finished over budget mainly from parking and security.
- Expenses – Utilities and maintenance finished under budget, while Repairs and Supplies finished over budget. Overall expenses finished under budget.
- Reserves – New street signs paid from Reserves. Reserve Balance increased over the year.
- Outstanding delinquencies are up to date and slightly lower.

IV. Business Items

- Pool Deck Repair / Recoating
 - Pool Deck Recoating Proposals were presented from Amor Coatings and Custom Concrete Resurfacing.
 - UNC to investigate expected life and warranty of the applications.
 - UNC to verify square footage on Amor Coatings proposal
 - UNC to investigate if the flagstone surface causes a heat issue.
 - BOD approved recoating proposal from Amor Coatings pending clarification of items above.
- Pet Rule Modification (Moved to Next BOD Meeting)
- Halloween Party
 - BOD approved the annual Halloween Party for 2016
- Fountain Lighting Project – 2nd Tier
 - 2nd Tier Lighting project completed.
- Andalusia Tree Inspection
 - UNC and Ron to perform walk-thru of Association trees, with Walter Robertson of Agri-con Tree Care Professionals, to determine recommended tree maintenance.
- Annual Meeting Review
 - Matt is up for re-election. Matt to provide UNC a resume to publish in preparation of the annual meeting.
- Scheduling of November Board of Directors Meeting
 - Due to Thanksgiving and other scheduling conflicts, the November BOD meeting will take place on Wednesday, November 16th.
 - UNC will have date updated on webpage calendar.

V. Association Manager's Report

- Work order history and homeowner activity, for the period of 9/19/16 – 10/23/16, was presented to the Board.

VI. Committee Reports

- Landscaping – None
- Pool/Clubhouse – None
- Fountain – None
- Lighting - None
- Parking Compliance – None

VII. Adjournment – 8:12 PM

- The next Board of Directors Meeting will be held on Wednesday, November 16, 2016 @ 7:00 P.M.

Respectfully submitted

Ron Shore, President