



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

September 26, 2019

I. Call to Order – 7:04 PM

Directors Present:

Greg Zarski – Vice President
Matt Cano – Secretary
John Burnett – Treasurer

Directors Absent:

Ron Shore – President

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- Homeowner had his dryer vent cleaned. Company noted a net over the end of the dry vent line which was causing lint to build up and created a possible fire hazard. Other dryer vents should be inspected for the same netting obstruction.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on August 27, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 8/31/19.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget
 - Overall – Favorable to Budget
 - Reserves – No charges to Reserves in August
 - Delinquencies are minimal.
- All Board Members reviewed the full monthly financial packet, which was sent via e-mail from Community Management Services.

V. Business Items

- Bay Alarm Fire Monitoring Permit Inspection

- Scheduled Inspections have been completed. Only three homes were not able to be inspected. Bay Alarm is coordinating alternative inspection dates for the three remaining homes.
- Asphalt Maintenance Schedule
 - Work is scheduled for April 7-8, 2020.
- Tree Trimming and Palm Trimming
 - UNC is obtaining tree trimming proposals for the large trees and the trees lining Gallaudet.
- Gutter Cleaning Schedule
 - First Gutter Cleaning to be performed between November 25th – 30th.
 - Second Gutter Cleaning to be performed between January 20th – 25th.
 - Any gutter blockage will be cleared under warranty
 - Homeowners will be notified of Gutter Cleaning Schedule.
- Next Board Meeting Date – October 24th @ 7:00 PM.

VI. Association Manager's Report

- Work order history and homeowner activity, for the period of 08/19/19 – 09/22/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:21 PM

Respectfully submitted

APPROVED

10/24/19

Matt Cano, Secretary