



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

October 24, 2019

I. Call to Order – 7:02 PM

Directors Present:

Ron Shore - President
Matt Cano – Secretary
John Burnett – Treasurer

Directors Absent:

Greg Zarski – Vice President

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- 39262 Marbella Terraza – Homeowner requested to be added to the rental waiting list. Homeowner was approved to be added to the list.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on September 26, 2019 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials for the month ending 9/30/19. This is the final month in the Fiscal Year.
 - Income – Favorable to Budget
 - Expenses – Favorable to Budget
 - Overall – Favorable to Budget
 - Reserves – Pool/Spa Equipment Repairs, Irrigation Replacement, and Landscape Renovation were paid from Reserves.
 - 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

- Bay Alarm still has not been able to access the three remaining units. A final inspection date of November 4th was provided to the three remaining homeowners. Homeowners were informed of the importance of the inspection and that homeowners will be subject to fines and re-inspection fees for non-compliance.
- Tree Trimming and Palm Trimming
 - Tree Trimming and Tree Removal Proposal from AgriCon Tree Care Professionals was reviewed by the Board.
 - UNC to obtain competitive bid from Arborwell.
 - Board approved tree trimming and removal not to exceed \$36,000, with vendor decision to be made by UNC and Ron Shore.
- Election Nominations
 - The nomination period ended on October 1st.
 - At the close of the nomination period, only three nominations were received for three open board positions. The nominations were from incumbents Ron Shore, John Burnett, and Greg Zarski.
 - Per section II.E of the Election Rules, "If the number of nominations received is less than the number of seats open on the Board, then ballots do not need to be mailed to the membership unless balloting were to determine who received a longer term in office. Even if seats are uncontested, the Annual Meeting will still be held at which candidates running for uncontested seats will be declared the winners"
 - Therefore Ron Shore, John Burnett, and Greg Zarski will be declared the winners at the Annual Meeting scheduled for 12/5/19 @ 7:00 PM.
- Annual Meeting Packet Approval
 - The Board reviewed the annual meeting packet. Packet to be sent via e-mail to all homeowners by the end of the month.
 - Proxies for Quorum Purpose Only, totaling 53 or more, must be received in order to hold the annual meeting.
- SB323 – Increased Election Burdens Effective 1/1/2020
 - Board discussed impacts of SB323.
 - SB323 overrides some of the Association election procedures. Prior to next election, the Election Rules will need to be updated to comply with the new law.
- Next Board Meeting Date – Immediately Following the Annual Meeting on December 5th @ 7:00 PM.

VI. Association Manager's Report


- Work order history and homeowner activity, for the period of 09/23/19 – 10/20/19, was reviewed by the Board.

VII. Committee Reports

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

VIII. Adjournment – 7:53 PM

Respectfully submitted

 12/5/19

Ron Shore, President