



ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
HELD VIA
ZOOM VIDEO CONFERENCE

September 24, 2020

I. Call to Order – 707 PM

Directors Present:

Ron Shore – President
Matt Cano – Secretary
John Burnett – Treasurer
Kenny Feng – Director

Others Present:

Ron Shearer, UNC Community Management

II. Homeowners Open Forum

None

III. Approval of Previous Minutes

Minutes of the Board Meeting held on August 27, 2020 were reviewed and approved as presented.

IV. Treasurer's Report

John provided a summary of the financials for the month ending

1. The Association's income is greater than that which was budgeted due to the parking spot licensing payments. Year-to-date, the Association has received \$8,700 from parking fees.
2. The Association's expenses; specifically, utilities and gas were under budget and there was nothing out of line in the categories of supplies or maintenance
3. The Association is positive by \$14,000.00.
4. The Association spent \$1,500 on roof maintenance, \$1,700 on lighting for the fountain and \$700 on the pool and spa at building 6.
5. Year-to-date, the Association has \$1,200,000 in the Reserves Account.
6. There is only one member that is currently delinquent which does not qualify for collection action.

V. Business Items

Bay Alarm Fire Monitoring Permit Inspection

Ron Shore gave a brief update on Bay Alarm's service history. Bay Alarm provided a payment option of increase in per account (15) at \$20 per month or a one-time fee of \$9,000. Bay Alarm has done a good job overall through the years. This current contract has been in effect for the past six years without an increase.

Management discussed several questions regarding the ownership of the new cellular communication equipment; specifically,

1. Is the equipment proprietary to Bay Alarm? Should there be a breach of contract, could Andalusia use the same equipment with another alarm provider?
2. If the equipment is proprietary, and should a breach occur, would Andalusia be reimbursed for the equipment for the remaining contractual period? If the equipment is proprietary, and no compensation is made should a breach occur, it would seem that Bay Alarm could dispute the breach and keep the purchase amount.
3. Lastly, if the updated equipment is essential, is Bay Alarm providing that equipment with no retail mark-up?

Management will report back to the Board via email once Bay Alarm responds.

Five-Year Test Discussion

The Board unanimously agreed to obtain proposals for the five (5) year test but place the matter on hold until after the Covid-19 restrictions have been lifted.

MOTION - Entrance Gate Repairs or Replacement

Although the Reserve Study has replacement scheduled for 2022, the Board believed that investing funds into the repair of the existing gates and motors was unwise; therefore, the Board unanimously agreed to replace two entrance gates at a cost of \$24,000. K Verify any difference between entrance and exit (ground sensor wires)

Election Discussion

Management will double-check with the Inspector of Elections, Deanna, regarding the next notice that must be mailed to the membership. Additionally, Management will check with Steve White to determine if the uncontested slate of candidates can be elected by acclamation.

Association Manager's Report

Work order history and homeowner activity, for the period of August 21, 2020 to September 22, 2020 was included in the Board packet.

VI. Committee Reports

There were no reports from the Landscaping Committee, Fountain Committee, Lighting Committee or Parking Compliance Committee.

Pool and Clubhouse Committee

Matt stated that his wife is organizing a family pumpkin carving with cupcakes.

VII. Adjournment – 7:52 PM

Respectfully submitted

Ron Shore, President