

# **Covered Bridge at Barnes Mill Condominiums**

## **Quarterly Association Meeting**

### **Minutes for Thursday, July 18, 2024 7:00pm**

### **Magnolias Clubhouse**

28 people in attendance, 3 people by ZOOM

Tom Stephen opens meeting with welcome and call to order.

Betsy Montemayor seconds call to order.

Tom calls for approval of meeting agenda

Marcy Rosenbaum seconds

Call for vote – vote passed

Heidi Barron then calls for approval of meeting minutes

Nancy Shucktis moves

Tom Stephen seconds

Michael Weinman, President, welcomes everyone to meeting and thanks for coming.

Welcome to our new neighbor, Mignon Percival.

#### **Recreation Committee Report – Mary Rogers**

Reminder to check activities calendar at mail kiosk

Weekly activities:

#### **Water Aerobics:**

Monday, 5:30

Tuesday-Thursday, 5:00

**Crafts & Conversation**, Wednesdays at 1:00

**Book Club**, August 19<sup>th</sup> at 6:30

**Sip & Swim**, Fridays at 6:30 (weather permitting)

## **Architectural Committee Report – Chip Nimick**

Committee has approved two requests this quarter, one for storm doors and the other for replacing two single-wide garage doors with a double-wide door

## **Board of Director Reports**

### **Treasurer, Mike Montemayor –**

- YTD through June income is \$208,580 on a plan of \$193,064; \$15,516 over budget due to \$11K worth of dues being prepaid, interest income being higher than expected, and closing on an additional home than budgeted
- YTD through June expenses are \$141,464 on a plan of \$147,490
  - Under Plan:
    - § Insurance \$2324 under plan (increased budget for back half was spread through the year)
    - § Flock \$4K invoice was received in July but budgeted in June
    - § Streetlights are \$1241 under budget
    - § Contingency funds \$1695 have not been used
    - § Landscape Replacement \$1,095 not used
    - § Irrigation Repair \$1,113 not used (has been spent in July)
  - Over Plan:
    - § Irrigation Water \$2K over plan (leaks, dry weather)
    - § Wood Rot \$7K over plan (\$5K budgeted in back half; will likely apply contingency to offset the remaining overage)
- Irrigation water and irrigation repairs are expected to run over plan for the remainder of the year; we expect to offset these expenses from continued savings in Insurance and other areas mentioned above
- Barring any unexpected expenses we are forecasting to be on or under our expense budget for the remainder of the year
- We're hard at work with the assistance of the Finance Committee in preparing our 2025 budget. We've already received several contract renewals for next year and are locked in multi-year contracts for several other vendors. Increases so far have been minimal and we are optimistic about 2025 as we finish negotiations on our remaining contracts.

- good planning and careful stewardship.

### **Ellen Lord, Sub-Treasurer Report –**

At the last meeting, Brite Line Asphalt was scheduled to come out and seal coat our streets.

Everything went great, our streets look wonderful, and the parking spaces have been marked as well as the handicap spaces in front of the Clubhouse. The total cost for this work was \$ 17,954.75

We have hired a new Painter this year.

Ernesto Painting Service. They started on July 1<sup>st</sup> and the total cost for this year's units

The \$30,000 which includes the replacement of any wood rot. Last year our painting contract was for \$ 27,200 did not include wood rot so we were hit with an additional cost of \$ 10K in repairs on the homes that were painted. This was on top of what we spent on Preventive wood rot work that was done earlier in that year. We were able to reduce this price down.

Listed are the following units that are scheduled for painting.

Clubhouse/mail kiosk, Suite 31-32, suite 38, 42-43-44-45

Reserve Study Update:

The Finance Committee met on May 15<sup>th</sup> to discuss the capital expenditures and any future increases. I would like to thank them for all their help in making these decisions.

We have expanded the reserve to 2044. We increase the Reserve from 2039 to 2044

The following increases are what we were looking at.

Adding the removal of large trees in the community. We have added \$10K once every 3 years \$10K. Totally an increase of \$ 70K. This was an recommendation from the Finance Committee at our May 15<sup>th</sup> meeting

Roof Replacement- we received a new quote this is an increase of \$51,593.17

HVAC Unit replacement this is an increase of \$ 12,190.68

Interest expense (these are estimates) \$ 55,181.96 These are projected taxes on the interest income we are now projecting from CD's.

Pool Equip/Resurfacing – this is an increase of \$ 33,138.61

Floor refinishing not replacement – This is a decrease of \$(4,000)

Pool Cover- this is a decrease of \$(4,155.96)

Asphalt and Concrete repair/replacement – This was an increase of \$86,703.77

The total increase to the Reserve is \$ 300,652.23

We should not have to increase our allocation to the Reserve next year. Even though we are projecting an increase of \$300K in expenses through 2044 with the current level of funding plus adding interest income we are projecting to have a fully-funded reserve for the next 20 years.

I do have a few more small items that have not been updated yet but feel confident these amounts will not make a big change to the bottom line.

Vanessa Bull thanks Ellen for coordinating painting of the units.

### **Michael Weinman, President Report-**

- Master Association
  - o \$315K sealcoat master association amenity parking lot
  - o \$32K funded by Fullers Loch to refurbish Tennis Courts including crack sealing, court resealing, new benches, new windscreens, new scoreboards, new court numbers, and pickleball lines on one set of courts.
  - o \$46K funded by Fullers Loch to refurbish Mockingbird Trails on the south side of the EW Connector
  - o \$11K funded by Fullers Loch to purchase new furniture for master association pool
  - o Water leak in lower level of master association clubhouse from water line running through the slab – insurance claim filed and approved and tile flooring will be removed and replaced with LVP along with any water damaged materials
  - o Resi Built Townhomes still pursuing a proposal to develop the parcel on the SE corner of EW Connector and Hicks Rd; original rezoning application has been withdrawn due to opposition from the associate on the quality of the homes and from the county on the density of the homes.
- Magnolias Insurance Update

Category	Farmers	CAU
Property Coverage	\$ 19,895,085.00	\$ 22,275,000.00
Basic Deductible	\$ 5,000.00	\$ 5,000.00
Water Deductible	\$ 20,000.00	\$ 25,000.00
Wind/Hail Deductible	\$25,000 per building	2% per building
GL Coverage	\$ 1,000,000.00	\$ 1,000,000.00
Umbrella Coverage	\$ 5,000,000.00	\$ 5,000,000.00
D&O Coverage	\$ 1,000,000.00	\$ 1,000,000.00
Volunteer Coverage	N/A	\$ 25,000.00
Premiums		
Property & GL Coverage	\$ 46,551.00	\$ 31,797.00
D&O Coverage	Included	\$ 617.00
Umbrella Coverage	\$ 2,840.00	\$ 1,962.00
Volunteer Coverage	N/A	\$ 472.00
Total	\$ 49,391.00	\$ 34,848.00

- o Hand out and review the side by side comparison of the Farmers policy vs the CAU policy
- o Homeowners should have an HO6 to supplement the Association policy that includes:
- o Coverage for property damage deductibles
- o Loss Assessment coverage
- o Coverage for capital improvements
- o Coverage for personal property
- o Coverage for general liability

Betsy Montemayor asks – What is G&L? Michael answers, “General Liability”.

**Bobbie Teague Board Report – Vice President’s Report and Landscape Committee (delivered by Nancy Shucktis in Bobbie’s absence)**

Unique Environmental Landscape

Unique maintenance crew continues to work throughout our neighborhood mowing, edging, blowing clippings and leaves, pruning (they work in a different zone each week), spraying pine

straw beds and common areas for weeds and picking up debris from trees. They're keeping our neighborhood in good shape.

On Thursday, June 27, the spray technician from Unique was on site treating azaleas for lace bugs and roses for mold. That being an irrigation day, no sooner than the plants were sprayed, the irrigation washed it off. The spray technician was here on Monday to retreat the plants

Round 4 of our lawn treatment was also completed this past Monday. The application was a mixture for broadleaf weed control, winter pre-emergent and fertilizer.

#### Travis the Tree Trimmer

Travis was here on June 21 and walked with us marking trees that needed pruning and canopies raised. He pruned and/or raised canopies and cut dead limbs from approximately 29 trees. Four trees were determined to be diseased and dead branches had to be removed. Once the dead was removed, they were treated. One tree that was treated last year was still declining and had to be taken down and the stump ground. Travis will keep a close eye on the ones he treated and will retreat next year as necessary.

#### Affordable Water Works

Doug and his team have been very busy this season. They have been on site several times during the last two months. They have had to find and repair at least two water main breaks in the irrigation system during that time. We are on their schedule to continue identifying those areas that are not getting full irrigation coverage and making adjustments to the sprinkler heads.

#### Hidden Leaf Landscaping

Martin and his helper were here yesterday and placed the stepping stones in the new grass at the mail kiosk. If you'll be using the stepping stones to access your mailbox, please be careful until they have settled in the ground. We spoke with Martin about the condition of the sod at the mail kiosk and he said if it didn't come back, he would replace it. Keeping our fingers crossed that it can be saved.

I'd like to say THANK YOU to all who have helped keep the new plant material and new sod watered. The hot weather with no rain began to take its toll on everything, even some of the older plants. We appreciate your willingness to help.

Marcy Rosenbaum comments – Special thanks to the Landscape committee and ALL of their hard work this year. Major undertaking.

The Landscape Committee and our contractors continued to stay busy over the last few months working to ensure our neighborhood keeps up its well manicured & beautiful appearance.

Activities of the Landscape Committee over the last few months:

1). Completion of 2024 plantings in May - Due to extreme heat this summer, we still need your help to water new plantings. Also, please avoid walking

on new grass by mail kiosk - Pls use the walkway or newly installed stepping stones

2). Walk-thru of neighborhood to identify tree trimming needs for 2024 ; Tree trimming completed in June - Only remaining item is to grind stump in front of Suite 17.

3). Committee reviewed and approved xxx Landscape Modification Requests

(#2,3,4,5,6- Update patios with ; New sod installed ; #60 – Install plants & stepping stones in back of unit)

With our 2024 allocated landscaping budget, we included the majority of recommended replacement plants plus included a few other areas needing attention.

The Landscape Committee will be completing another walk-thru of the neighborhood in the next month to identify items that need to be addressed in subsequent years.

Please know that the Landscape committee is doing their very best to accommodate the needs of the community. Each year we can only do as much or as little as our landscape budget will allow.

If anyone has any questions and/or see items that need to be addressed, please send a note to Magnolias BOD and/or to me at [Nshucktis@yahoo.com](mailto:Nshucktis@yahoo.com).

Tom Stephen makes motion to end meeting.

Randall Whitten seconds motion.

Vote taken – passed.

Meeting adjourned. 7:30 pm 7/18/24