

PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION

Meeting of the Board of Directors

December 15, 2020

7:00 p.m.

The meeting was called to order by President Stan Schmitt and consequently conducted by James Mateka, of Ameri-Tech Management.

All board members present: Stan Schmitt, president; Jim Helbig, vice-president, Mike Gray, treasurer; Fred Pyle, secretary; and Stan Gilbreath, member at large.

MOTION:

Approve the minutes of the annual meeting

MOVED: Stan Gilbreath

SECOND: Jim Helbig

PASSED

A report was given by the treasurer, Mike Gray:

\$117,944.97 Operating Funds

534,120.29 Reserves

4,258.79 Delinquent

ASSETS: \$656,372.46

MOTION:

Approve the treasurer's report

MOVED: Jim Helbig

SECOND: Stan Schmitt

PASSED

Any appropriate committee reports will be placed on future agendas.

2021 Phone Directory is being updated by Jim Knapp and Stan Gilbreath. If you do not want information included, please contact them.

MANAGER'S REPORT

All necessary management issues reported. The 2021 budget was approved at the annual meeting on November 17, 2020.

MOTION:

Approve the manager's report

MOVED: Stan Gilbreath

SECOND: Jim Helbig

PASSED

UNFINISHED BUSINESS

Roofing replacement was main item of discussion and final research is being conducted on next steps.

MOTION:

Proceed with application to BBT Bank to complete the loan application process.

MOVED: Stan Gilbreath

SECOND: Jim Helbig

PASSED

Board will keep community informed of progress.

Club House is closed and operating under Phase III. Only used for special reasons and need to make sure social distancing, masks, and proper sanitizing are followed.

The Pool is open, and all above safety matters are required. Pool occupants are to take care of cleaning their spaces upon leaving.

NEW BUSINESS

The continuation of the newsletter was discussed and Fred Pyle will be responsible for that process.

COMMENTS

Lawn crews will now all park on the side by the school

Process followed when someone is behind in their association fees

Loan process plans

Fees to Ameri-Tech on the roofing projects

Reminder of continuation of roofing assessments

Adjusting sprinkler hours so they are running at night

Have Ameri-Tech update website with new officers

If you have complaints, please contact Jim at Ameri-Tech. If an emergency, e.g. water gushing from an outside faucet, call Stan Schmitt

Coupon payment books in process of being mailed out. Any problems with late arrival, call Jim

Anyone wanting to chair a committee, please step forward with ideas and solutions

For clarification, the main role of Ameri-Tech:

Financial matters

Physical property management

Solving disputes or problems within the community

The Board does not get involved in disputes between neighbors. Contact Jim

MOTION

Meeting Adjournment at 7:55 p.m.

MOVED: Stan Schmitt

SECOND: Stan Gilbreath

PASSED

Respectfully submitted,

Fred Pyle, Secretary