

**CARPENTER VILLAGE ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES**

April 26, 2017

Tom Macie called the meeting to order at 7:04 P.M at the clubhouse.

Members Present: Tom Macie and Jim Ruele

Others Present: Elisa Sumakeris and Christine Firman. Jennifer Wichowski of Omega Management

OPEN SESSION

No homeowners were in attendance.

Minutes:

Jim Ruele motioned to approve the minutes from the March 16, 2017 meeting. Tom Macie seconded the motion and the minutes were approved.

Treasurer's Report:

Jennifer Wichowski and Jim Ruele reported on the Financials for March 31, 2017. Jim Ruele motioned to accept the financials. Tom Macie seconded the motion and the Financials were accepted.

Board Member Changes & New Board Orientation:

Tom Macie announced Dennis Carrai's resignation from the Board of Directors which was provided in writing in his absence. Tom took a moment to thank Dennis and Jim Ruele for their service to the community and all their efforts. Tom Macie motioned to appoint Elisa Sumakeris and Christine Firman to the Board of Directors for the remainder of terms. Jim Ruele seconded the motion and the motion carried. Jim Ruele provided his resignation from the Board of Directors. The Board then discussed officer positions. The following were elected as officers: Tom Macie (President); Elisa Sumakeris (Vice President/Secretary); Christine Firman (Treasurer). The Board approved Jennifer to order plaques and gift cards for Dennis and Jim's service to the community.

Committee Reports:

Architectural:

Lot #159 – Exterior Paint Change- Approved.

Lot #259 – Play Set- Approved. Note need to contact ToCary if have to replace tree.

Lot #152 – Tree Removal – Approved. Note need to contact ToCary if have to replace tree.

Lot #16 – Exterior Paint Change- Approved.

Submittals for Lot #'s: 124, 112, 460 sent to ARC Review Group for review and recommendations.

Elisa Sumakeris made a motion to approve the workflow clarification changes for the ARC Review Group and Christine Firman seconded the motion and the motion carried.

Management Report:

Jennifer reported on the following:

Insurance Claim/Clubhouse Repairs – Final insurance claim check for repair work received.

Ivy Tree Lane Storm water Drainpipe Issue – Vaughn Utilities completed the repairs to the stormwater pipe.

WIFI Issues – Jennifer discussed the findings regarding the WIFI issues for the clubhouse. Board approved having Southeastern Telephone provide the service and equipment as they have faster speeds and are already handling the access card system for the pool. Access Point to be terminated.

Equipotential Bonding & Electrical Inspection – Completed and required repairs underway. One handrail needed bonding and concrete work has to be completed.

Task List – was discussed and explained to new board members. Board discussed alley repairs and wanting to be sure the scope of work included having the alleys redone to Town of Cary/DOT standards in hopes that the Town of Cary will take over maintenance. The three streets discovered to be private were discussed (they were not built to Town standards and thus the “hammerhead” streets were never accepted by the Town. Jennifer will reach back out to Mike Hunter with the Developer to see where he is with finding the information he had stated he had showing the Town accepted the streets. Jennifer will follow up again with Duke Energy on entrance light repairs. Jennifer working on quotes for decorative concrete at entrance refurb and repairs around Great Lawn.

Great Lawn Gazebo Repairs – Board unanimously approved \$3,155.00 quote for repairs to gazebo including wooden trim repair and painting.

Old Business:

Trail Repairs – Board discussed findings/report/proposal by Mr. Pothole on trail repairs. Jennifer to have Wakefield provide an annual root clipping quote as well as a quote for putting in French drains as recommended in the areas that have the most drainage. The report stated the trail actually in good order.

Pool Contract – Jennifer trying to work with vendor to get contract with required 30 day termination clause.

Gazebo Design Study – Survey completed and awaiting information. Tom Macie discussed conference call with Arnette Clarke/Shaw Design on the designing of the lakefront enhancement.

List of Projects: Board discussed a list of projects for 2017 which included the lakefront gazebo enhancement, Communications/Welcome Committee, online presence/website, grounds focus group – sidewalks list for the Town.

New Business:

Community Involvement Meeting April 13th recap - List of Projects: Board discussed a list of projects for 2017 and volunteer options and organization strategy - which included the lakefront gazebo enhancement, Communications/Welcome Committee, online presence/website, grounds focus group – sidewalks list for the Town.

Welcome Packet- materials were provided to Board. This was tabled for a later discussion and possible committee involvement.

Violation Report & Due Process Hearings–Jennifer and Tom explained the process and report.

The next Board of Directors meeting is scheduled for May 24, 2017 at 7:00pm.

There being no further business to discuss, Tom Macie motioned to adjourn the meeting. Elisa Sumakeris seconded the motion and the meeting adjourned at 9:22 PM.