

**Crescent Board  
February 20, 2014  
Meeting Minutes**

**I. Present**

Those members present: Tom Caffrey, Bob Feldman, Wayne Peterson, Bill Capshaw, Ron Williams and Marybeth Schnurr. Leslie and David Howard were present from Allied Management.

Elections for the Board were held with the following:

Tom Caffrey – President  
Wayne Peterson – Treasurer  
Les Canter – Infrastructure  
Bob Feldman – Communications  
Ron Williams – ACC  
Marybeth Schnurr – Social  
Bill Capshaw - Security

**II. Minutes**

The minutes of January 16, 2014 were approved.

The Annual Meeting minutes were approved with corrections.

**III. Resident Letters – Tom Caffrey – 706-3445**

Tom received a letter from an owner thanking the Board for having the curbs and sidewalks cleaned.

Marybeth reported that the light on the Victory Point sign is out. Leslie will forward this to Les.

There is a vine with thorns on the fence at the driving range. Walkers in the community have complained about it. This is a golf course item and it has been reported to them. They have trimmed this before but it comes back. Tom will ask golf if the plant can be relocated.

Tom Bronzert, ACC member, reported at the ACC meeting that there is a manhole cover off of Point West Drive near Hallbrook that appears to be sinking. This will be forwarded to Les for his review.

Tom reported that he has had some discussion with the golf course regarding website participation by Brown Golf. They would like to post their events to be held at the Crescent about one week prior to them being released to non-resident members. This would be for Crescent events only and Tom has approved this.

Also, Tom has met with Wayne Butterworth about the possibility of holding the Annual Meeting voting by way of the website. Wayne showed Tom that it is possible and Tom requested that this be tried for the next Annual Meeting. It is understood that a lot of work is needed to educate the community to use the website but using it would save both time and money. All agreed.

Marybeth reported on some comments that she has heard from the community regarding information getting out to the community. Owners say that they don't get information on what's being planned by the Board. Tom stated that this falls in line with educating the community to use the website. All minutes and other important information are posted there. It was agreed that, as part of this education, Bob will send out an e-blast when minutes or other information gets posted to the site.

Tom reported that on the owner's lane, the Association attorney had sent an opinion letter stating that the Board does not need approval but recommended that property owners be notified describing the scope and timing of construction shortly before construction begins. The Board feels that this has and will be done by virtue of the posting of Board Meeting minutes on the website. Tom also noted that following some conversation with Brown Golf, the project cannot start before June 1<sup>st</sup> due to the golf traffic before then. It was agreed that a traffic count is needed at the gate to get a feel for the number of people coming through the gate Monday through Friday during normal work hours. The current cost estimate for the owner's lane is \$122,000. This can be paid for without impacting the budget as explained at the annual meeting. Once plans are final, a set will be placed in the members' room for owners to be able to view.

#### **IV. Committee Reports**

Infrastructure – Les Canter – 330-936-0150

No report.

Communication – Bob Feldman – 757-7725

Tom suggested that Lou DiBari be asked to join this committee since he took the time to run for the board and has interest in the community. Bob agreed.

The email problem with AOL is being addressed by most owners. Bob will continue to work with Hargray to see if any other solution is available.

Bob has talked to the fire department and they will set a date for a fire prevention meeting. Also, another CPR class will be offered in the spring.

Finance – Wayne Peterson – 757-7442

Wayne explained his report to the new members of the Board. He also explained the Life Cycle report which gives an estimate on when community amenities will need repairs/replacement.

He noted that there is approximately \$375,000 in operating cash at this time. Some of these funds will be moved into the ICS account so that all funds are protected by the FDIC insurance.

Following a review of the financial report, it was agreed that the funds for the new owner's lane are available without impacting the owners or the current budget.

Collections are going well at this time. There are about 12 owners who haven't paid anything on their account for this year.

Social – Marybeth Schnurr – 757-9755

Marybeth reported that she has received keys from Bob B.; however, he will keep a set and a set will be given to security for emergencies. Also, the checkbook will be adjusted to include Marybeth when Bob returns from vacation.

Committee members for 2014 are: Barbara Nowakowski, Pat Mazzatta, Jim Kelly, Ron Kmet, Bob Bosselman and Lisa Davies.

The Scottie Davis trip to see "Memphis" has been cancelled for lack of interest.

The trip to Savannah to see the Savannah Tenors is scheduled for February 23, 2014. Thirty people have signed up for this trip.

The Mardi Gras party was well attended. It was catered by Brown Golf.

The next event will be the St. Patrick's Day Party at the clubhouse on March 15<sup>th</sup>.

Security – Bill Capshaw – 815-8228

Bill reported that Harry has been replaced at the gate.

The fence along the golf course has several breeches. This has been discussed previously with the golf course but Bill will try again. Also, golf is not providing tee times to the gate. This needs to be discussed with them again.

The committee has been broken up into three areas: computer and gate equipment, security contract, and safety in the community. Bill feels that this will provide more and better coverage for the committee.

Tom asked if there was still a spare arm for the back gate. Bill said that one is on the way.

Bill reported that on the worst day of the "freeze" he sent the security officers home. He didn't feel it was necessary to have them on the property and have a dangerous ride home.

There is a group called Security for Gated Community Association. This is a group of gated communities that discuss common problems/issues. Bill requested to join the group at a cost of \$50. This was approved.

Bill asked about the policy on checking drivers' licenses. This is meant for commercial vendors because there are companies that allow their employees to drive without proper licensing. If the officer at the gate is familiar with the driver and knows that the license has been checked before, it would not be necessary to check it every time they come through the gate. It could be done randomly.

Wayne asked Bill if he has had any conversation with Securitas regarding the current officers working the gate. One of them had some overtime recently and wasn't allowed to work anymore that week. There are some concerns regarding how they are treated and they are very important to the community. Bill will continue to have discussions with Securitas on this and a couple of other items.

Wayne also asked Bill to be sure to let him know when there are any breakages in equipment before repairs are made. This is for insurance purposes.

#### ACC – Ron Williams – 247-3389

Ron reported that Mike Siegel has resigned from the committee and Susie Zeleznik has volunteered to sit on it. Susie will help with the community coverage from the committee's perspective. The Board approved this addition to the committee.

3 Carrington Point – Leslie had a chance to meet the owner and advised them about the need to maintain the property. She also received their new mailing address, email address and phone number.

Marybeth asked when notices go out for violations such as mildew. She also asked if owners are advised to take a look at their properties before inspections are made. Ron explained that there are rides through the community all the time and if violations are found, the owner is notified. He also explained that there is a "formal" inspection done each spring. Owners are advised about this by email ahead of time so that they can correct anything they need to before the inspection.

There will be another new home built on Victory Point Drive. Construction will be started in the next week to ten days.

There were various requests for tree removal, fence addition, sunroom, and landscape renovation at the last meeting.

#### **V. Adjourn**

There being no further business to come before the Board the meeting was adjourned. The next meeting is scheduled for March 20, 2014.