

EAGLE BEND WEST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 4, 2016

MINUTES

The meeting was called to order at 4:43 p.m., immediately following our Annual Meeting. Everyone agreed that they had been notified properly by email. First on the agenda was to elect new officers. It was decided unanimously that the slate of officers remain the same as last year. The officers are, Bill Whitsitt, President; Deb Johnson, Vice President; Gina Walthall, Secretary; Dena Brunskill, Treasurer; and Stuart Cole, Director.

Since the minutes from the July 25th meeting were not ready, they will be approved at our next meeting.

President's Report - Bill made a motion to approve the following resolutions that were approved by email and seconded by Gina. They were approved by unanimous votes by July 31, 2016. They are as follows:

- *That the Eagle Bend West Community Association, Inc., Board of Directors adopt the attached resolution and draft deed to accept an ownership interest in the Harbor Village Pavilion common area property described in the draft deed.*
- *That the Eagle Bend West Community Association, Inc., Board of Directors adopt the attached resolution and draft deed to accept an ownership interest in the canal bridge between and related common area property described in the draft deed.*
- *That the Eagle Bend West Community Association, Inc., Board of Directors approve the attached draft agreement on funding and management of the Harbor Village Pavilion common area property as described in the agreement once the Association receives an ownership interest in the property.*

The following resolution was moved separately by email on July 29, 2016 by President Bill Whitsitt, seconded by Dena Brunskill and approved by unanimous vote by July 31, 2016. It was also ratified unanimously at today's meeting.

- *Resolved: The Board of Eagle Bend West Community Association, Inc. (EBWCA), will circulate to its members the Design Review Committee's recommended changes to the EBWCA Design Review Guidelines (DRGs) and a summary of those recommendations. Further, The Board agrees that members will have thirty days in which to provide written comments on additions, deletions and/or changes regarding the recommendations to the Chairman of the Design Review Committee. Thereafter, the Board, with Committee concurrence, will decide what changes, if any, to make to the DRGs.*

Property Manager's Report – There was more discussion on the water feature repair. Bill and Dave met with Justin and a decision has to be made whether to repair or replace the pump. The approximate cost of get the pump working would be \$4,000. Bill suggested that we could get the pump repaired, then go on to get some competitive bids for replacing the pump in the future. However, a decision was postponed until the Board has further information, including on costs, ownership, and other factors.

Bill brought up the algae in the canal. Dave informed us that the cost to clear the algae would be approximately \$5,000, which would include approximately 25 hours and 2 laborers. There was discussion of cost sharing with Osprey homes as well. There was a motion made by Gina to spend up to \$300 to have the canal water tested. The motion was seconded by Deb and approved unanimously.

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Gina Walthall
Secretary

*Approved 8/29/16
G. Walthall
for Gina Walthall*