

**PINNACLE GARDENS**  
**BOARD OF DIRECTORS MEETING**  
**October 10, 2016**

The monthly meeting of the PG Board of Directors was held Monday, October 10, 2016. Board members present were Jean Kellett, Debbie Jordan, Nancy Chaplin, Phillip Hanna, Tony Vick, Dan Palacios, Ben Lampton , and Sandy Athanasakes. Dan Rapp represented Ky. Realty. Sandy called the meeting to order at 6:30 p.m.

Nancy moved the minutes of the previous meeting be approved as written. Tony seconded. Approved. The treasurer's report was discussed with some questions regarding a few bills. Debbie moved to approve and Tony seconded. Approved.

**OLD BUSINESS:**

1. The results of the walk around by Dan R. and Phil were given:

- >Street signs at entrance need maintenance.
- >Unit 13632 sidewalk needs to be repaired.
- >two bumpers still need to be pinned down.
- >some units have fence boards that need to be repaired & painted.
- >The sign at the mailboxes at entrance needs to be replaced. It was bent completely over by a car.
- >Unit owner of 13508 will be fined for continually destroying and cluttering of property in the common area. A letter will be sent to this effect.
- >Also, it was decided to compose a page/letter to remind all owners about the enforcement of the Rules & Regulations. This will also be stressed in the next newsletter.

2. Mindel Scott completed measurements of building #6. The mylars to buildings 6, 7, and 8 need to be changed to be the same as buildings 1 thru 5. The change in the master deed cannot be done without the consent of 100% of the owners. The timeline will be to 1) calculate the new percentage; 2) prepare letter of change and go door to door for signatures; 3) failure of the 100% will mean pursuit through a court case.

3. Landscaping bids have been received from Four Seasons, Greenscapes, and Zeppa's. One more bid will be received before the Board makes a decision. Also, there was discussion on changing the look of the entrance to be more attractive for a first impression of visitors and prospective buyers.
4. Dan R will arrange for the start date for the new roof on building #5.
5. Phil reported on the bid amounts for power washing driveways & sidewalks. The cost will be \$24 for sidewalks, \$40 for driveways, and \$120 for the sidewalks along the entrance. Not all need to be done.

#### NEW BUSINESS:

1. A budget committee meeting will take place the first week of November to prepare the 2017 budget for the board's approval.
2. A nominating committee will be formed. Phil and Jean will recruit other members.
3. Some trees are dying and need to be replaced.
4. A copy of a letter was forwarded to the board by the owner of Unit 13508. This letter from 2004 was addressed to the builder and her realtor and listed issues she had at that time. A response will be composed and sent by Ky. Realty.

Meeting was adjourned at 7:45 p.m.