

## **Holiday Beech Villas Annual Meeting July 20, 2019**

**Board members attending:** Mark Deasaro, Marlene Rockwell, Phyllis Winter, Carol Robinson, Richard Mayeron, Bryan Martin, William Peterson, Rusty Mellette

**Homeowners Attending the meeting:** Jorge Varona, Judy Mitchell/Ter Bailey, Mary Lee Conner representing George Hall, Bill and Phyllis Winter, Briggs and Elise Allen, June Reckert/Walt Howard, Tony Pendry Judith Marcum, Victoria and Roger Martin, Les and Nina Eiskowitz, David Bender, Jeanette Greene, Jim and Silke Biggs, Susan DeCerece, Abril Rodrigues and Chris Nelson, and Rosemary Williams

**Homeowners attending by phone:** Greta Locklear, Peggy Peterson

Property Manager, Renée Castiglione also in attendance.

Mark Deasaro, President, called the meeting to order at 10:04am.

### **Approve Minutes of Last Annual Meeting**

Phyllis Winter made a motion to approve the minutes of the last annual meeting. Bryan Martin seconded the motion. Motion passed.

### **Officer/Committee Reports**

Mark Deasaro: President Mark Deasaro welcomed all who attended. He said this year has been both frustrating and productive. We have had more grievances than ever before. Holiday Beech Villas, nor any employees, are not involved in any theft of money regarding the H Building. Bids have been sent out for the G Building with little response. We were able to buy the property by D and F Buildings for future possible parking and to save our "turn around" by F building. Mark also stated that a homeowner has brought a law suit against the Association. Mark thanked all for the faith in the HBV Board of Directors.

Phyllis Winter, Treasurer, gave the financial report and the upcoming new budget for the year 2019-2020. We had higher legal expenses due to the grievances filed. In addition, we had to spend around \$6,000 for water damage to unit D214. We

have approximately \$39,500 in our checking account and \$56,000 in our Special Assessment account. Renee explained the increases in the budget as our water/sewer bill is increasing \$800/month, but we were able to absorb that amount with the current dues. There was no increase in the monthly homeowners' dues.

Marlene Rockwell made a motion to accept the new budget with Phyllis Winter seconding the motion. Motion passed.

Renee Castiglione: Property Manager:

In summary,

- The H Building is finished. Final inspection was completed, A few additional items will need to be done. Also, the electrician is in the process replacing all the front and back light fixtures, putting outlets in the back of each unit and install the lighting on the front of the building to make it safe when folks are walking in the dark. Due to the issue of the distribution of funds, Susan DeCerce made a motion that in the future funds should not be released to a contractor until there is an inspection of the work that was to be done. Victoria Martin seconded. Motion carried.
- Six requests for bids have gone out to General Contractors for the G Building with Andy Porter being the only one saying he may be interested in bidding on the project. The rest were not interested. Renée will continue to contact General Contractors to see if anyone else is interested in bidding on the project.
- Dumpsters information: Rear loaded Bear proof bins are needed if HBV decided to bring back dumpsters but would cost the association approximately \$50,000. If dumpsters were purchased and they were not bear-proof, HBV would be attracting bears to take the garbage out of the dumpster and create additional expense to have someone continually pick up the trash left by the bears. Not only would it be an environmental issue, but more importantly a safety issue with bears congregating at HBV where there would be food. A motion was made by Briggs Allen that we should continue using the Convenience Center unless circumstances change. The motion was seconded by Phyllis Winter. Motion passed. We also will add to our Dog Stations that human trash goes to the Convenience Center.

- Guest, Andy Porter, talked about G Building and indicated it would take approximately 2 years to complete. Andy also spoke on the H building monetary issue. He explained that all checks were written to him and he paid George. As George was a trusted employee, Andy did not follow through with George. Andy has paid for the work to complete the H building out of his own pocket, which amounted to about \$25,000. Walt Howard thanked Andy for backing his contract on H Building.

### **Old Business**

5-Year Project Plan Update

This was briefly discussed

### **New Business**

New Property at F and D building: This property was purchased by the Board for Holiday Beech Villas for future parking and to save our "turn around" at F building. Also, to protect the D building parking space.

Bids of making a few extra parking spaces at F Building: We received one bid from Robbie Cavagnaro which was the sum of \$4175.00. Bids were also sent to Buzz Ollis, Jay Miller Excavating, and Zeno Black with no responses.

### **Other Business**

Walt Howard: He admitted he is the homeowner that the President referred to earlier in his comments. He said he didn't mind admitting it and was quite proud of what he did do. He also spoke regarding recent correspondences that went to Homeowners regarding H building. This information was provided earlier in the meeting by the Board. Mr. Howard asked if anyone was taking responsibility for paying out monies before the work was done. Renée said she takes responsibility in that part of the issue. She stated that the sub-contractor worked for HBV for 10 years and there was no reason to think that the work wouldn't get done. Walt made a motion that when working on a building for the Special Assessment that payout of monies should be paid out according to the signed contract with General Contractor. The motion was seconded by June Reckert. Motion passed. Also discussed was the survey regarding the newly purchased property by F and D

buildings. Mr. Howard also requested that the names and address of all owners be available to all owners. There was no motion, the topic was dropped.

Irene Bartolomei regarding E building. Since Irene was not in attendance, there was no information what she wanted to speak about regarding the E building.

June Reckert: Questions about the contractor/subcontractor issues, audit questions and will make a couple of motions she would like to see modified by the homeowners. The contractor/subcontractor issues were discussed earlier. She made a motion to reinstate the yearly audit. Susan DeCerece seconded. Discussion ensued regarding an audit. Tony Pendry, a homeowner of 20 years and a North Carolina CPA of 35 years, explained that an audit would cost thousands of dollars and in the end would not prove fraud. To do that you would need a forensic audit, which would cost more money. When asked what HBV does for an annual review of the books, Mr. Pendry stated that he reviews the Quickbooks to make sure the expenses are listed and categorized appropriately. Susan DeCerece then stated "then that's ok with me". Motion failed. June also made a motion to rescind Special assessment monies being used for other priorities by the Board which happened in 2005. This motion was tabled so the Board could do some research. In addition, Renee explained that now that we are receiving loans from the bank, that all Special Assessment monies must be deposited in a special account which can only be used to pay our loans.

### **Election for New Board Members**

Announcement of board members filling four open positions: Briggs Allen, Rusty Mellette, Carol Robinson, and Richard Mayeron.

### **Adjourn**

At 11:45am Victoria Martin made a motion to adjourn. Seconded by Jorge Varona. Motion passed.