

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Friday, January 20, 2017
9:00 A.M.

PRESENT: Jim Gallagher, President; Marcia Drury, Co -Treasurer; Jim Petrucci, Co-Treasurer; Peg Mercner, Leroy Kibbel, Vice President and Lynn Lakel for Management.

With the Proof of Notice of the meeting presented and a quorum being present, the meeting was called to order at 9:00 A.M.

Motion made by Marcia Drury to accept the minutes of the organizational meeting with changes. Motion seconded by Peg Mercner. Motion carried unanimously.

President's Report – Jim Gallagher asked if the letter to Comcast was sent. Lynn stated it had. Lynn will contact the area manager to find out how best to start the negotiations for a new contract. Jim reported that the Fire inspector was back and mentioned another smoke detector needed to be replaced along with 3 units whose numbers needed to be upgraded. The pool has been completed and the minor repairs were done.

Treasurer Report – Marcia reported the financials were approved as presented. A discussion followed on the \$75,000 that was put in BB&T in April of 2013. This money is not earmarked for any specific purpose. Jim Gallagher made a motion to take the money from BB&T and return it to the operating account. Jim Petrucci seconded the motion. Motion passed unanimously. Jim Gallagher asked if we could use the money to pay for the flood insurance and not have to special assess members. It was decided that would be done.

Committee Reports: None

Unfinished Business

A motion was made by Peg Mercner and seconded by Marcia Drury to accept Sundance Property Services, LLC proposal to install gutters on two sides of the clubhouse at \$975.00. Motion passed unanimously. The Board approved the replacement of the window sill in Unit 112. The Board also approved getting a proposal to add a board to the 3 inch fascia instead of removing and replacing with a larger board.

New Business

A discussion followed on the FEMA Flood issue. Dave McMahan said that the Association will have to get flood insurance for this year and he is getting quotes. We received a proposal from the Tignor Group to apply for Letter of Map Amendment (LOMA) for Golf Green. They feel Golf Green should qualify for this based on wave height and the recent elevation certification that was done. Leroy Kibbel made a motion to accept their proposal at \$450 per building with Building 3 in question. Jim Gallagher seconded the motion. Motion passed unanimously.

Marcia had a question about the Finance Committee and its function. A brief discussion followed. It was decided to keep the Committee in place and have them review the budget in August/September. A copy of the newsletter will be posted at the Clubhouse in the future.

Next regular Board of Directors meeting is February 10, 2017 at 9:00 A.M.

Adjournment – Motion made to adjourn the meeting by Jim Petrucci. Seconded by Leroy Kibbel. Motion carried. Meeting adjourned at 9:56 am.

Respectfully submitted

Lynn Lakel, Sunstate Management Group
Golf Green Condominium Association