

**MINUTES OF THE REGULAR MEETING OF THE  
SOUTHPARK HOMEOWNER'S ASSOCIATION NUMBER 2  
BOARD OF DIRECTORS**

**February 19, 2019**

The regular meeting of the Southpark Homeowners' Association Number 2 Board of Directors was called to order on February 19, 2019, at 6:32 PM in the Association's clubhouse by our President. Directors present were: Carla Kuhlman, Sharron Dorenkamp, Judie Foster, Dennis Brooks, Sharon Malion and Katelyn Mashburn. Gary Hubbard did not attend. Our Property Manager Kevin Lavene was present. Eleven homeowners also attended. Josh and Luke from Emerald Isle Landscaping also were present.

The Secretary noted a quorum was present.

During our Open meeting, homeowners were notified about Town Hall meetings being held in our Community addressing short term rentals of Air BnBs. A letter was sent to homeowners.

Josh and Luke from Emerald Isle Landscaping (EIL) updated us about the upgrades to our irrigation system. Kevin Lavene obtained competitive bids and researched if we purchased our own equipment. Dennis moved to approve the EIL bid of \$98,597.00 with 5-year warranty and a 1<sup>st</sup> year service coverage. Sharon M. seconded. Passed.

A homeowner expressed concerns about roofing materials and different companies to research. She may look into research of credibility, what we currently have, what we may need to change to and also look at what Insurance Companies use for criteria in how to rate.

Carla moved to approve regular meeting November minutes which ad to be postponed. Sharon seconded. Passed.

Kevin Lavene updated us about the clubhouse fireplace replacement work being done. Should be Thursday, February 21, 2019.

Landscape Committee submitted request for 3000 A W. Long Drive proposal for \$1,486.00 to remove sod around tree and replace with rock in front of unit. Judie moved to approve conditionally, depending on the opinion of the owner. Sharon M seconded. Passed.

Landscape Committee submitted request for 3021 W. Long Court to remove grass and replace with rock for \$2,497.00. Carla moved to approve this work. Judie seconded. Passed.

Kevin Lavene updated our Board about a website change that would improve communication with homeowners. Judie moved to change to new process to get more information on our website to homeowners and better updated of information and more current. Sharon M. seconded. Passed.

Kevin Lavene researched solar lighting for our Community and the possible cost for 410 lights. Suggested to put a committee together. It will be expensive. Judie moved to ask for help to do this research. Dennis seconded. Passed.

Katelyn arrived at 07:20 PM.

Kevin Lavene reported our financials. As of January 31, 2019, we have \$456,791.61 in our reserves, \$151,927.79 in our money market, and \$16,349.16 in our Operating account.

There was no request for the waiving of delinquency fees.

Pam Hubbard gave the Landscape Committee report of planting flowers throughout our Community, like "Spring into Fall" event. Landscape committee contacted Linda Ziraldo for her expertise on plantings around clubhouse, pool and entrance place. Carla moved to approve \$1,240.00 for this with plants not included. Sharon M. seconded. Passed.

For old business, more Town Hall meetings added and more Communications improvements.

There was no New business.

Kevin Lavene reported the March 2019 newsletter articles will be: President's Quarterly Update, Pool Time Planning, Water shut of for repairs information's, our 2019 Painting schedule, Pet reminders about leash and excrement removal requirements, townhome insurance information, what is allowed to cool your home, alleyway safety precautions, and letter from a neighbor.

Carla moved to pay our bills. Sharon M. seconded. Passed.

Carla moved to adjourn at 7:52 PM. Judie seconded. Passed.

Carla called an executive session at 7:57 PM.

Executive session was regarding matters pertaining to managing agent's contacts and promotion/discipline/roles of officers on Board and Committees.

Carla adjourned the executive session at 8:44 PM. Sharron D. Seconded. Passed.