

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
November 10, 2009

Meeting held at the SummerBrooke Clubhouse, 7505 Preservation Road. President, Robert Hicks called the meeting to order at 6:30 p.m.

Board members present: Robert Hicks, Steve Spook, Mark Ervin, Frank McClean & Sharon Elsberry.

Approval of the minutes from the February 10, 2009 Annual Meeting

Motion to approve: Frank

Second: Sharon

Vote: All in favor

Financial Report: Oct 2009

Delinquent Dues: \$12,776.01 (Includes 7 foreclosures/2 bankruptcies)

Motion to accept the financial report: Frank

Second: Mark

Vote: All in favor

The board voted to allow the association accountant to e-mail the monthly financial reports to the board members instead of mailing them.

Marie will check on the \$298.20 holiday expense listed from January and report back to the board. Marie will ask the attorney's office to supply a detailed report of the mediation legal fees.

ACC Report: Mark Ervin

Mark reported that the owner on Hines Hill with the unapproved arbor structure with metal roof was asked to remove the structure in violation.

The owner at 6396 Belgrand requested approval of his fence to match the location of the existing neighbor's fencing, which is located up from the rear corner of the house.

The board voted as follows:

Approve fence location: Robert, Mark, Steve

Disapprove fence location: Sharon & Frank

Mark will communicate with the owner.

The owner of the shed located on Rogers Lane was contacted and has it for sale. He will be required to remove the shed within 30 days.

Other Business:

Grounds Maintenance Proposals: Robert reported that he received several grounds maintenance proposals and is still checking the references. He will meet on site with the three finalists next week and submit the bid packets to the board at the next meeting for a vote. Gaines Maintenance contract expired on November 1st and was not renewed.

Robert recommended hiring Florida Pest Control for fertilization and weed control. He will e-mail the bid to the board members tomorrow to include the safest chemicals available. The board will vote on the agreement ASAP to prevent winter weeds. The application is scheduled for 2 times a year.

Management Agreement:

The 2 year management agreement was unanimously approved by the board, at the same rate as current contract. New contract expires on Dec 1, 2011.

Motion to accept proposal: Robert

Second: Steve

Vote: All in favor

2010 Dues amount:

Motion to leave the annual dues at \$200.00 for 2010 calendar year: Robert

Second: Mark

Vote: All in favor

Other business:

Entrance signs need to be pressure washed. Will contact contractors for proposals.

Irrigation systems at entrances are in need of repair. Robert will have the new grounds maintenance contractor inspect and repair.

The next board meeting is scheduled for Tuesday, December 8, 2009.

Letter with covenant reminders will be mailed with the dues notices in December.

Holiday Decorations:

Mark volunteered to install the decorations at Hawk Meadow entrance, Sharon volunteered to do the Ox Bottom Manor Drive entrance. Steve said he may be able to do Spanish Moss. All three were issued keys to the storage unit on Capital Circle NE.

Bills to Approve:

All bills submitted approved.

Meeting adjourned at 7:35 p.m.