

**OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**March 8, 2005**

Meeting held at The Golf Club @ SummerBrooke, 7505 Preservation Road.

Board members present:

Robert Hicks, Sharon Elsberry & Marilyn Hochmuth

Meeting called to order at 6:37 p.m. by President, Robert Hicks

Appointment of Chairman: Robert Hicks was unanimously appointed as chairman.  
Sharon Elsberry was appointed as Co-Chair.

Assignment of Duties/Liaison for Committees:

Marilyn: Welcoming and Social Committee

Sharon: Landscaping and maintenance

Robert: Legal

Frank & Steve: ACC

Approval of the minutes from the January 11, 2005 board meeting and the  
February 8, 2005 annual meeting.

Motion to approve both: Sharon

Second: Marilyn

Vote: All in favor

Legal Update: Chris Lyon was not available to attend the meeting.

ACC Violation Letters: no update available

Deerwood Subdivision Update:

Robert reported that the project was moving forward, the environmental permit was issued on February 16<sup>th</sup> and the stakes are installed marking the area.

Construction Entrance: The Board voted to use the Spanish Moss entrance as the designated entrance for the initial earthmoving trucks to use during the construction in Deerwood. Hawk Meadow was not chosen due to the school traffic and the entrance median, Ox Bottom Manor Drive was not chosen due to the entrance median and landscaping concerns.

Mailbox Options: Sharon reported that the current mailbox contractor may not be able to continue to provide the current mailbox design for residents. A Mailbox Committee will be formed to investigate other mailbox options and will present a report to the board at the April meeting.

ACC Report: Bryan Seaquist

Bryan updated the violation list but it was not available before the meeting. Marie will forward the reports to the board and the attorney for review and follow up.

Approval of 2005 Budget: This year's budget included additional categories

Motion to approve: Marilyn

Second: Sharon

Vote: All in favor

Irrigation RFP: Approximately 8 contractors were given the opportunity to submit a bid for the irrigation contract for Ox Bottom Manor. Four contractors responded with pricing for initial inspection, system map development, bi-annual inspection service and the hourly rate for repairs.

Motion to accept proposal from Gaines to include a termination clause: Sharon

Second: Marilyn

Vote: All in favor

Gaines also submitted a proposal for irrigation repair work that he had already inspected.

Motion to accept proposal for the irrigation work identified at \$3,535.00: Sharon

Second: Marilyn

Vote: All in favor

The board agreed to give up to \$500 as discretionary funding if needed.

Bills to Approve: all bills submitted were approved.

Other Business Discussed:

The new area light installed by the city on Meadow Ridge and Ox Bottom Manor is still not operational due to the city problems with the underground boring.

Road sign on Thomasville Road needs to include "Ox Bottom Road" and placement well before the left turn lane. Marie will check into this with the Dept of Transportation.

Bryan suggested we contact the city to find out the latest concerning Gene Strickland's property off Meadow Ridge. Marie will contact the city in regards to the permits and violations cited.

Next meeting scheduled for April 12, 2005

Meeting adjourned at 7:40 p.m.