

OX BOTTOM MANOR COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 14, 2008

Meeting held at the SummerBrooke Clubhouse, 7505 Preservation Road. President, Robert Hicks called the meeting to order at 6:35 p.m.

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

Approval of the minutes from the May 20, 2008 Board Meeting:

Motion to approve: Frank

Second: Steve

Vote: All in favor

Financial Report: June 2008

Total Assets: \$43,575.61

Delinquent Dues: \$9,963.12. Liens will be filed next week.

Motion to accept the financial report: Frank

Second: Mark

Vote: All in favor

ACC Report: Mark Ervin

No major issues to report.

Legal Update: Chris Lyon e-mailed an update regarding the case with Strickland. The board would like to set up a conference call with Chris to finalize this issue and a couple of other legal issues.

Maintenance Update: John Gaines was not available to attend and Robert will set up a meeting with Gaines to do a walkthrough of all the irrigation zones as soon as possible. Gaines needs to be reminded to mow the swale area off Meadow Ridge Drive.

Association Bank Account: The board voted to move the HOA operating account to Capital City Bank and leave the LOC at Wachovia until funds are needed. Capital City Bank offered a better rate for the LOC and interest on the checking account. Marie will obtain the authorization signature cards.

Mailbox Update/Discussion: Jerry Sanders of Classic Accents attended the meeting at the board's request to discuss issues with the mailboxes. Debbie Barry was the only member of the mailbox committee that attended the meeting and expressed the issues raised by homeowners. She related that the association should pay to maintain the damaged or vandalized mailboxes. Jerry reported that he receives about 2 calls a month to repair or replace an Ox Bottom Manor mailbox. The replacement price for just the box is \$155.00 plus tax and \$20.00 for installation. The brass number plates can usually be reused. Jerry

will look back through his records and let the association know how many calls for repair he received in the last 4 months. The board can determine the potential expense for the association if they were to be responsible for maintenance. The existing policy that the homeowner is responsible for replacement/repair expense for their mailboxes will remain in place until further information is reviewed and discussed by the board. Violation notices for mailboxes in need of maintenance or not in compliance will be mailed this week.

Other items discussed included the use of small round reflectors. Marie will research and see what's available and bring to the board for a decision. Jerry explained that similar mailboxes are damaged in other neighborhoods and it's not just an issue with Ox Bottom Manor or the mailbox style. He also suggested tips for mailbox maintenance which will be included in the next newsletter.

Other Business:

Terry Austin reported receiving a notice from the City regarding sewer installation in Ox Bottom Manor, meeting scheduled for Thursday at Hawks Rise Elementary School.

Christmas Decorations for entrances:

Terry Austin volunteered to assist with decorating the Ox Bottom Manor Drive entrance, Mark will decorate the Hawk Meadow entrance and Steve Spook will decorate Spanish Moss entrance.

Robert will contact Sharon Elsberry about her interest in remaining on the board.

Bills to Approve: All bills submitted approved.

Meeting adjourned at 7:48 p.m.