

CHRISTIE VILLAGE
ANNUAL POA MEETING
SEPTEMBER 22, 2018

Jimmy Hansil called the meeting to order at 1:05 pm on Saturday, September 22, 2018.

Barbara Freeman opened the meeting with a prayer.

Attendees introduced themselves; 20 people (representing 10 unit/weeks) were in attendance. 31 Proxies were mailed in. 22 of these specifically gave the President their proxy. 9 gave their proxy to Barbara Freeman.

Barbara showed pictures of the newly-remodeled 6B; said she believes "This is how every unit at Christie Village could look." There were lots of compliments on the work and the decorating.

Barbara proposed that we dispense with the reading of the 2017 Minutes since everyone would have seen the minutes after the last meeting and copies are available to anyone who wants to review them. Barbara moved that the minutes be accepted as recorded, Kathy seconded; unanimously approved.

25 votes are required for a quorum. (20% of 122 unit/weeks owned and in good standing)
Total current owners are 142, and 20 of those owe a balance so we have a total of 122 paid up owners that are eligible to vote.

20% of 122 is 25 unit owners required to count the meeting as valid for a voting meeting.
We had:

- 9 unit owners at the meeting
- 9 proxies to Barbara
- 22 Proxies to Jimmy
- 40 Total

Board members present: Jimmy, Barbara, and Wanda. Ann was unable to attend due to the recent hurricane. Suzanne did not attend; she has quitclaimed her unit and resigned from the Board.

Jimmy and Barbara made the following announcements:

Big accomplishment since last meeting: 6B remodeling is complete!

Other accomplishments:

- Jim Black has replaced more switches and outlets in the units
- All new LED light fixtures in the entryways
- All new LED lights on the outsides of the buildings
- Greg Freeman has repaired a lot of leaking/sticking toilets.
 - o Note: Greg has also done a lot of odd jobs which include: repaired and finished overhead sheetrock and put trim on steps in the entryway to 6A/6B, painted the

stairwell in 6B , put up a new Fire Extinguisher in 2A, pressure washed some of the decks and walkways, hung pictures in 6B and blinds in 7A and 3A, fixed the lock on the patio door in 5A, tightened up hand rails in the entryways, closed up an opening in the siding behind 3A, put rollers on table in 7B, braced a support board in 6A , Insulated a wall in 4A that butts against 5A to help the heat loss from 5A and also the wall in 6A that butts against 7A, raised heater in 6B entryway, put grab bar outside laundry room door since there is no handrail on the 2 steps there.

Reports:

Volunteer Week Report:

Jimmy reported (on behalf of Suzanne) that a lot was accomplished at the 2017 Volunteer Week, although we had very few owners show up. Owners at today's meeting were interested in getting the 2019 Volunteer Week on their calendars so a date of **Friday May 3 to Friday May 10** was tentatively selected. This date is in the Minutes and will be reiterated in a Newsletter and in a "reminder" announcement that will be sent to all members in an effort to get as many volunteers as possible to attend.

Jimmy mentioned that there is always work that needs to be done, so any owner who has time to come up Christie Village and pitch in can contact Barbara and find out when a unit will be available and what work needs to be done.

Financial Report:

Barbara reported that the current bank balance is approximately \$12,000 (last year it was about \$700 at this time).

A financial report package showing 2017-18 results was handed out (copy attached)

. Included in the package were:

- Overall income and expenses (combined Operations and Assessments)
- Operations only
- Assessment only

Discussion of 2017-18 Financial Reports:

We went over-budget on the Assessment, but had a surplus in Operations, for a net surplus of \$10,197 for the fiscal year.

Jimmy pointed out that Maintenance Fees alone will not support the ongoing Operations costs, we will always need rental income. General discussion of VRBO results, where rentals come from, fact that Ski Beech closed early in 2018. Most rental inquiries come from VRBO, although some come in by phone, which may be due to our website.

Doug Knight said there is a "golf package" company that sells rounds of golf packaged with rooms. He will get more info to see if we can become a part of that.

Barbara presented the proposed 2018-19 Budget:

20 owners have not yet fully paid for 2017-18. Barbara has turned 8 of these over to the Collection Agency, and 2 of those have already paid in full.

We now have only 122 unit/weeks in good standing, but Barbara has based the 2018-19 budget on 139 members because she believes that 20 more will pay, and 3 will quitclaim (leaving 139 for the year)

Discussion of proposed 2018-2019 budget (copy attached):

- Barbara says the proposed budget is based on the assumption that there will be 139 unit members paying
- Jimmy stated that we need to decide what to do with the current surplus of \$10,000, plus the **anticipated** surplus for 2018-19 (\$14K+)
- Marvin asked, "What is the estimated cost to complete remodeling of ALL of the units? And is there a Business Plan for Christie Village?"
 - o Barbara said that there was a previous "5-year plan", but we don't have a current updated 5-year plan for Christie Village which would include units to be remodeled.
 - o Marvin asked about total gut and remodel of units 1 and 4. Jimmy estimated, based on 6A-6B costs, that an A+B combined unit cost would be about \$55,000 to remodel (total of \$110K for both 1 and 4).
- Heber would prefer to do "incremental" remodeling before we start on total re-do of 1 and 4
 - o Gloria thinks the bathrooms need to be remodeled first, and the "nasty" carpets need to be replaced
- Discussion of "priorities"; there are too many things needed to get done unless we have another Dues increase or Assessment.
 - o Jimmy suggested that completion of 6A should be the first priority; it will create additional rental income quickly
- Heber suggests that we send out a letter to all owners reminding them that they and all of their friends can own a unit for only the cost of annual dues (plus \$26 for the deed transfer)
- General consensus was that we should finish 6A and, as money is available, incrementally remodel the other "B" units

Jimmy moved that we: (a) keep the Maintenance Fees at \$400 (A units) and \$500 (B units); (b) ask for no Assessment for 2018-19, and (c) use the current and projected surpluses to complete 6A as the first priority and then use money as it becomes available to remodel the bathrooms and floors of at least one "B" unit (others if the money is available). This motion was seconded by Robert Kindley.

During the discussion of this motion, Marvin Boots proposed an amendment to set a \$100 per unit Assessment to be used for remodeling the bathrooms and floors of two more "B" units (for a total of 3 units). Marvin's amendment motion was seconded by Janice (who had Jimmy Hansil's proxy for this meeting). The amended motion was called for a vote and passed unanimously.

Karen Duncan moved that we approve the proposed 2018-19 budget as presented by Barbara (copy attached). Seconded by Marvin, approved unanimously.

Jimmy asked if there is any new business. (None brought up).

Jimmy asked for volunteers to be new Board members.

We need at least 5 Board members; we had 5 in 2017-2018. Current members are:

1. Jimmy Hansil (President)
2. Barbara Freeman (Secretary/Treasurer)
3. Ann Scott
4. Wanda Porter
5. Suzanne Rizzo (resigned in September 2018)

Proposed new Board members:

1. Barbara Freeman
2. Wanda Porter
3. Karen Duncan
4. Marvin Boots
5. Gloria Rast
6. Ann Scott was not at the meeting so could not volunteer. It was agreed that if Ann is willing to serve again on the Board, she has been elected in absentia.
 - i. Note: Ann Scott was contacted to see if she is willing to serve on the board. Because of the hardships she has from Hurricane Florence, she will need to take a year off serving as a board member.

Vote in favor of this slate passed unanimously. The new Board will need to meet and elect Officers as soon as possible.

Christie Village awarded a "free week" as a Door Prize. This year's winner was Kathy Miller (whose name was randomly picked by Angela). This is the third year in a row that Kathy has won the door prize! She plans to buy a lottery ticket on the way home ;-)

Karen moved that we adjourn and go eat the food that Christy Lawrence has prepared. Gloria Rast seconded.

Meeting adjourned at 3:32 pm