**TARA CONDOMINIUM OWNERS ASSOCIATION INC.**

**QUARTER BOARD MEETING MINUTES**

February 17, 2020

Scott called the meeting to order. Quorum was established with the following in attendance:

Scott Partington, Chuck Pascarelli, Rhonda Ring, Mary McGowan, Tom Slocum, Ben Bankard, Jack Dornan, Gerry Sisk, and Linda Price – HOA Management Company

Minutes from December 16, 2019 were reviewed for accuracy. Scott presented a motion to accept the minutes as written. Mary seconded. Motion carried.

2020 Budget review:

Tom led discussion of insurance presentations. Ben made a motion that Travelers Insurance be selected with the additional coverage to the policy as presented. Rhonda seconded. Motion carried.

Chuck made a recommendation that the fiberglass posts preventing residents from driving off side of road onto grass be removed due to safety hazard with fiberglass splinters. All were in agreement. The landscaping committee will look for alternative replacements.

Scott presented a 10 year projection of expenses to note repairs/improvements that were needed. Total cost for repairs presented are expected to run approximately $1,236,000.00 . He recommended an increase per unit in 2020-21 of $2.00 to help build reserves to cover expenses.

Gerry made a motion to accept the budget with changes discussed. Rhonda seconded. Motion carried.

Linda presented the Inspection Report. The board will review and send input on how they wish the report to be worked.

Chuck asked about progress on reserve accounts at Capital Bank and First National Bank removing R. Russell signature and have Ashley Bleau, Scott Partington and Chuck Pascarelli signing at Capital and Ashley Bleau and Tom Slocum signing at First National Bank. Commitment to get this accomplished over next couple weeks.

Scott shared that he had contacted a vendor to inspect all water heater installations to ensure soundness in installation and per code.

Resident addressed board with concerns that 1946-101 was operating Air B&B which is in violation of Covenants/Rules at Tara. Linda will send 2nd notice letter to owner informing them of violation and fines that will be assessed if it continues.

Next meeting dates established were: March 31 for the annual homeowners meeting, with board meeting to follow. May 4 for a quarterly board meeting.

Scott made a motion to adjourn. All were in agreement.

 *Minutes submitted by: Linda Price, Community Manager*