

8/22/2023- CGV BOD Executive Meeting

Tuesday, August 22, 2023 @ 6:00 PM

Meeting Details

- Date and Time: August 22, 2023 @6:00PM
- Location: CGV Clubhouse

Attendees

- Present
 - LaFaye Wallace
 - Twanesia Crawford
 - Lakisia Jones
 - Michael Tanner
 - Janaia Bailey

Discussion

- Meeting called to order@6:08pm
- Motion to accept the minutes with one correction of start time of 6:30pm. Seconded. Motion approved unanimously

Agenda

1. 3rd A/C unit was replaced
2. Community Clean Up on 8/19 was a success. A total of 19 trees were cut down.
3. Quote from CMCS- Clubhouse doors-replacement/repair
 - Discussion about task recommended in quote.
 - TASK #1: CMCS will remove front main entry doubled doors and properly install one (1) new prehung double door assembly with top and bottom flush bolt and bolt plates.
 - Task #2: CMCS will remove main level balcony doubled door assembly and properly install one (1) new prehung double door assembly, new heavy duty door hinges handle lock, door closer, push-bar and UL panic rated vertical rod exit device will be installed.
 - TASK #3: CMCS will remove old door knob and deadbolt lock from basement side entry door and install new knob and deadbolt locks.
 - TASK #4: CMCS will remove old damaged weatherstripping and install new weatherstripping as needed on basement double door.
 - OPTION ITEM : CMCS will install security lock cover plate on the exterior of basement side entry door.
 - Main front door needs to be replaced in addition to the back swinging door.
 - Basement side door itself is good, but needs new lock and plate on exterior of door.
 - Basement double doors only needs a new weatherstrip
 - Main front door needs to be replaced in addition to the back swinging door.
 - Recommendation to just remove the handle from the balcony door to just make it a one-way door to be open from the inside and make sure that the upper latch catches.

- Motion to approve task 3 and 4 to include optional item for \$660. Seconded. Motion approved unanimously.
 - Lafaye will ask Kevin to take off task one and ask CMCS to modify task 2
- 4. Clubhouse Balcony- Completion of repair
 - Kevin said the rails were not included in the scope of work.
 - Discussion to have Gary come back out and also do the rails after the inspection is completed when he comes back to complete the ceiling
 - Motion to have Ray Engineering to come back and do the final inspection at \$895 and have Gray to come out and do the railings. Seconded. Motion approved unanimously.
- 5. ADT & Vivint quotes
 - Kevin's last update stated that he had not yet gotten the quotes, but is working on it.
- 6. Waste Pro-delivery of rolling carts
 - Invoice was going to the wrong address, but invoice has been paid and carts will be delivered in 3 to 5 business days.
- 7. New Association Management company(ies)
 - Discussion of two management companies
 - Request zoom meeting to discuss frequency of homeowner inspections and plans to collect on past due accounts.
 - Need to inquire about legal component.
- 8. Update on signs and trash receptacles
 - Pending due to weather
 - Brackets for signs are being repainted and will be completed in a couple of days.

New Business

1. Social Events for Sept-Dec 2023
 - Discussion to have a yard sale tentatively September 30th
 - Discussion to have a card night tentatively September 15th
 - Discussion to have trunk or treat in October
2. Flower Maintenance Package
 - Tabled until provider provides fall selection

Notes

- HOA Annual Meeting December 2023/Elections

Action Items:

1. Clubhouse Rental on 8/5- requesting additional refund
 - Homeowner is still requesting full amount.
 - Discussion of damage done to clubhouse
 - Motion to refund August 5th rental \$100. Seconded. Motion passed unanimously.
2. Backflow Replacement-irrigation system- see quote from Gibson
 - Proposal from Rooter is \$4,713.24; Proposal for Gibson is \$5,585.31
 - Quote covers backflow device and security cover.
 - Recommendation to have someone water flowers in the interim.
 1. AJ Pressure Washing was represented in the meeting and volunteered to water the flowers until HOA is able to get system repaired.

- Motion to get AJ as a short-term solution and get Gibson out her to make the necessary repairs to save the landscaping. Seconded. Motion failed 1 for, 1 no, and 3 abstain.
- Motion to get AJ as a short-term solution and get Gibson out to make the necessary repairs provided that they have a licensed plumber to do the work.
 - Discussion to get a third bid.
 - Motion restated and modified to add that Gibson can license/guarantee their work. Seconded. Motion failed 2 for, 1 no, and 2 abstain.
- LaFaye will follow up both Rooter and Gibson to inquire about an itemized quote and will call a special call meeting prior to the end of the week.

Closing

1. Pool Closing and Security
 - Discussion to find another company after the pool closes
 - LaFaye will send out initial quotes from security company
 - Janaia will follow up with ADT and Vivint to get quotes tomorrow and will discuss further during call meeting later in week.
2. Special Call meeting by the end of the week to discussion backflow and security
3. Next meeting will be Sept 12, 2023
4. Motion to adjourn meeting at 8:10pm. Seconded. Motion approved unanimously.

Next Meeting

- Date and Time: September 12, 2023
- Location: CGV Clubhouse