



MONROE COURT COMMUNITY ASSOCIATION

ANNUAL MEETING / FEBRUARY 27, 2020 / 7:00 PM / Called to order 7:06 pm

Attendees

In – Person: Mclead; Alderfer; Cheke; Hecht; Jablovkov; Upchurch; Lowe/Muntz; Cappello; Stratton; Convie; Schwade; Hicks

Proxies: Benjamin Tursi to Lowe; Mark Storce to Saylor / Erica Appleby to Saylor

1. Introductions of Board and Camco Management

2. Remarks by Jason Saylor

- Review of 2019 and the goal of making the board more forward facing to the community
- Removed all Vendors and Brought in new vendors
- Landscaping / 5-year Roadmap recommended by Bluetree
 - Curb work done
 - Lawn cutting length 1.5 to 3.25”
- Installed 2 inlets on Bean and Swell on Hoffman
- 3 Inlets were installed.
- Lights were updated and replaced. Pole replaced after 5 years.
- Poles and Mailbox’s were repainted.
- All sign’s in development replaced with new Hurricane Tested signs that have better reflectivity.
- All Stop signs were leveled to the same height.
- Cross Walk and Speeding Signs were not replaced because they are in good shape.
- 13 new No Parking signs installed.
- Speeding monitored by State Police and ticketing for parking in no parking areas.
- Repaved the roadways rather than grading down. Macadam determined that:
 - Roads are in good condition.
 - Recommends the same type of preventative/repair work in 3 to 5 years
- Bluetree just shocked the community grounds generate growth.
- Board approved audit of 2019 Financials by an outside accounting agency tbd.
- Hiring of Camco Management

3. 2020 Budget Review / Financial Review

- Budget – No significant change from 2019 to 2020.
- Budget to Actual for 2019 will be posted on the website.
- Approximately \$360k in Cash
- Capital Reserve Study for 2020 voted on and approved by the Board.
- Snow Removal Account Overage Procedure:
 - a. Any overage is deposited in a separate account for easy access and to avoid any assessments to the homeowners.
- Jim reviewed the current cash controls in place for accounts including two signature process and verification.



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4. Questions from Owners

- Speedbumps in the development
 - a. Will be reviewed by the Board for consideration including cost.
- Phase 1 Mailbox Lighting Review
 - a. Discussion on making the mailbox area safer and better lit. Options will be submitted from Camco for consideration.
- Explanation of Reserve Study (Ron White, Camco Management)
 - On Hand Funds will be reviewed including how the funds are allocated.
 - The study will suggest a total amount of cash the HOA will need to have available for any repairs identified in the study. Any repairs will be considered a capital expenditure and reviewed for feasibility.
 - Property Management Company will review and make recommendations on actions that are identified from the Reserve Study.
 - Discussion on Curbing Repair. Homeowners are directed to contact Camco
- Removal of Board of Director Procedure
 - Discussion was held on the procedure for removing a Board member.
 - Discussion was held about homeowners and the responsibility to review the Current Rules and Regulations for the community.
 - Further discussion was held on courtesy and professionalism that includes everyone in our community.
- Violation Review and Procedures (Ron White)
 - First Letter Courtesy / 30 Day Letter Notice / 45 Fine
 - 51 Violation Letters being sent out 2/28
 - Shutters
 - Screen Doors
 - Dryer Vent
 - Toy's and Bicycles
 - Trash Cans and Recycling Bins
 - Snow Removal / Reviewed the areas cleared including all Roads, Sidewalks and Walking Paths. Snow will be placed in a more strategic manner to avoid and road damage.

5. Camco Introduction and Review by Ron White

- Reviewed Camco Management including company and history
- Current Portfolio includes over 200 Associations
- Ron: 6-Month Assignment
 - Ron will transfer everything to a new Property Manager after about 6 months.
 - Timeframe will allow him to understand our community inside and out.

6. Ron White from Camco Opened the floor for Board Nominations. No additional nominations from the floor. Motion made to retain the 2019 existing board. Motion Passed. 2019 Board Approved through 2020.

Adjourned 8:25 pm