TPHOA BOARD OF DIRECTORS MEETING
Tuesday, September 13, 2016

Directors attended:
Jim Jones, President
Paul Bowdoin, Vice President
Chris Farmer Secretary
James Gilliam, Safety and Security
Chris Farmer, Director

Absent:
Tim Walker, Director

Location: Towne Park Clubhouse

Called to Order at 6:30 pm by President, Jim Jones.

Approval of Past Meeting Minutes: of May 10, 2016 and August 16, 2016
A February, April and July minutes still needs to be approved.

Cherish Jaramillo stated the next meeting would be on October 11 @ 6:30 pm

Tim Walker was absent and could not give financials.

Management/Financial Reports: Cherish Jaramillo reported for the period of July 2016.

Financials: Operating - $40,900.99
Reserves - $500,563.30
Ground Lease Funds - $132,662.32
Income - $100,949.69
Expense - $70,655.60

Maintenance report: James Gilliam reported:

He stated Jim and Robert repaired over 100 sprinklers.
He stated the West Pool is closed for the season. The East pool will stay open until the temperature drops to 52 degrees.
Main leak $3700 were repaired by Royal Plumbing

ACC: Paul Bowdoin reported

There were eight project requested and three projects completed.
He noted there are 8 lights that needed to be repaired.
J. Jones requested J. Smith to schedule the work and report when it was completed.

James Gilliam Safety and Security

There was no report of crime reports filed from TP to APD this month.

Vilma Colon Social Committee

Forty people attended the social coffee event on August 26th.

There is a social on October 22 is a social and a speaker will be talking on Medicare

November there will be a potluck

December 11 will be the Holiday Party. Singers from the Young and Heart Choir will be the entertainment.

Chris Farmer reported:

She announced the Fall Carnival coming up October 29th from 2 to 5 pm.

She asked for volunteers to sign up at the TP office.

She needs volunteer's help baking, signs, games, decorations, etc. all with a carnival spirits.

TP Yard Sale was a great event. Everyone enjoyed strolling and finding their treasures.

She thanked Jim Smith, Robert Everett and Tom Bussell for the help.

The next scheduled Yard Sale will be May 20, 2017.

President's Report:

Jim Jones reported the following:

- Legal action has been filed against the TPHOA
- No unfinished business
- Petition to have Jim Jones removed has failed twice.
- Approval to reimburse Mr. Roger Bevins at 10816 Towne Park Dr.

Mr. Bevins has a root under his driveway causing water to go into his garage in the winter.

Jim stated TP will pay for this project. TP will pay the estimate that was submitted to TP.

The "Assessment Collection Policy" was addressed. Paul made a motion to adopt the

revised Assessment Collection Policy and Glenn seconded. Six passed unanimously by raising their right hand.

There was a motion by Glenn Herrington to adopt the "amended and restated "By-Laws" of 2016". C. Farmer seconded and six passed unanimously by raising their right hand.

J. Jones announced that the attorney has brought a suit against TP from D. Lindstrom, J. Pennington and other TP residents. P. Bowdoin made a motion to engage attorney Mr. Alex Chisholm to represent TP at the demanded "Arbitration" proceeding. Motion was seconded by Glenn Herrington and passed. Six passed by unanimous vote.

Homeowners Issues:

Roger Bevins submitted a statement for the repair of his driveway from tree roots. A bill of $991.48 was submitted. Jim stated we would reimburse the amount from the bid TP received. James made a motion and Tom seconded. Six passed unanimously by raising their right hand.

Barbara Ruggieri stated there are too many vehicles in the parking areas. They are now staying there for free.

Another resident stated a neighbor has dog poop in her yard and hasn't cleaned it for a year. She also has a fountain that draws mosquitoes. She would like this to be addressed.

Mr. Hurley lives on the cult-a-sac on Clyburn where there are trucks that don't fit in their driveways.

Ralph Schwarb stated the driveways are not long enough.

Wally McCorkle stated four wheels have to be off the street.

Barbara Ruggieri stated there must be something done with the playground to update and repair it. Diane Schulte up dated Barbara at this issue.

Adjournment: J. Jones adjourned meeting at 7:21 p.m.

Submitted by: Cherish Jaramillo and Chris Farmer