

Woodbridge Property Owners Association, Inc.
Monthly Board of Directors Meeting
May 5, 2014

Call to Order: Clenon Tackett @ 6:07

Attendees Present: Bert Costner, Jason Drum, Roy Dyer, Robert Lutz, Jacquie Rochford, Stephanie Stearns, Clenon Tackett, Jeff Wright, and Nancy Quinn.

April 7, 2014 Meeting Minutes were approved as read.

Treasurer / Financial Report Given by Nancy Quinn: Approved as read.

1. Liability Insurance for the Association from Auto-Owners Insurance (Assension Insurance Agency) was received. The Premium is for 5-24-2014 to 5-24-2015 at \$329.00/Year with \$33.00 discount if paid in full. This liability insurance covers the Association if we are sued for negligence in anyway. It protects all the homeowners if the association is sued. Evidently this is a very small premium as we were grandfathered in at a low rate.

We currently have our D & O (Directors and Officers) insurance is with Insurance Partners of the Carolinas, Policy Premium \$1,747.00. Michele Richmond of Auto-Owners is going to try and combine the 2 policies to get us a much cheaper rate.

2. The annual taxes were completed by Sara Lynn Little, CPA
3. It was approved last month that we deduct the dues and late fees for Woodbridge Golf Course from their first mowing invoice. In order to keep the bookkeeping more accurate, our bookkeeper makes the suggestion that we give them a credit for their dues, and just drop the late fees. Therefore the mowing invoices will be paid accordingly as budgeted.
4. Mowing Invoices and Statements went out on May 1, 2014

Environmental Report:

1. 112 Pine Lake Drive: There was a large amount of grass clippings dumped behind this home between the tree line and the golf course. A letter will be written to the renter and the owner who lives in Texas.
2. 119 Lakeshore Drive: Complaints made there is a chicken coop behind home on the property. Will write a letter stating restrictions and immediate removal is expected.
3. 106 Pine Lake Drive: Though continuous efforts are being made with cleaning up the yard of work equipment and trucks, vehicles are still being parked on grass instead of driveway. There are also new complaints stating the workers that do leave their personal vehicles for the work day, drive very fast through Woodbridge North on the way in and the way out.

A letter will be sent stating this and we expect the work related items and trucks will have to discontinue.

4. 111 Cyprus Point Drive: A shed has been found on the property. A letter will be sent stating they did not follow the restrictions and approval was needed for any new structures.
5. Discussion regarding no tethered dogs and will be implemented when restrictions are updated by the Rewrite committee.
6. Closed the complaints regarding barking dogs on Lakewood Drive after speaking with all parties involved.
7. 137 Dunes Drive: vehicle that was being worked on was removed.

Maintenance Report:

Jarrett Blanton has started mulching the entrance beds and will be working on the rest over the next couple of weeks. The mulch is approximately \$9.00 or less for ½ yard, not each yard as incorrectly reported at last month's meeting.

Hospitality Report:

1. George Hays request that we change our date of the Summer Cookout until June 28. Approved
2. New Homeowners:
Yarbro Living Trust at 154 Quail Hollow Dr (North).
Paul & Celena Ditz at 124 Candlewood Drive (Main).
Paige Parker at 145 Quail Hollow Drive (North)
Linda H Andrew at 110 Pine Lake Drive (North)

Old Business: Election and installation of New Officers

1. President: Clenon Tackett, Vice President: Jason Drum, Secretary: Stephanie Stearns, Environmental: Jacquie Rochford, Chair, Bert Costner, & Robert Lutz, Maintenance: Royer Dyer and Jeff Wright, Members: Dee Hunt and Elaine Taylor
2. Restriction Committee: Possibly start in the fall.

New Business: None

Meeting Adjourns Time:7:00

Next Monthly Meeting Monday, June 2, 2014