

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
May 21, 2020 - 6:00pm
Meeting conducted via telephone conference**

Board Members Present: Michael Barefoot, Chris Gamber, Matt Valentine, Ted Smith, Geovani Ramirez, Ruth Benton, LaVerne Blankenship, and Don Prost

Board Members Absent: Matt Lamm

Management: Alina Cochran

Homeowners Present: None present

Call to Order: Chris Gamber called the meeting to order at 6:05 pm. A quorum was present.

Meeting Minutes: The Board considered a motion to approve the Board meeting minutes from March 19, 2020 seconded and unanimously approved.

Open Forum:

Grounds – Organic Turf Treatment

The Board reviewed the benefits and negative aspects with going with organic materials used throughout the community. The cost is around \$10,000 for the POA to go Organic. The Board will gather more information from the community by offering a survey.

Management Report:

Street Lights

The Board reviewed updating all of the street lights to LED. LaVerne will look into getting the information on cost vs savings since the apartment buildings switched to LED 2 years ago.

Pool Opening

The Board reviewed the update for COVID-19 procedures. The Board reviewed the CDC guidelines regarding managing the pool and which day the pool can open. Management will send an update to the community that the goal is to open the pool in approximately 2 weeks.

Swim Lesson and Parties

The Board reviewed having swim lessons during the 2020 season. The Board reviewed the attorney advice which is to suspend swim lessons for this pool season. The Board is following the attorney's advice and will suspend the pool lessons for the entire pool season.

Guests in Pool

The Board reviewed how many guests are allowed in the pool from each residence. Management will reach out to the community attorney for advice. The decision will be communicated along with other items upon the pool opening.

Reserve Study

The Reserve Study update was included in the Board packet for the Board to review. If the Board has any questions or concerns, please reach out to Alina from Towne Properties.

Waiver for Apartment Seat on the Board

The Board reviewed the legal opinion regarding the dedicated apartment seat on the Board along with options to assist in reaching a consistent quorum. LaVerne proposed and all agreed to having the phone and/or video option available for every Board meeting.

Community Room

LaVerne informed the Board the Community Room in the Apartments is being repurposed and will no longer be available for other use including Board meetings.

ARB Seat

Julie Tricome was confirmed by the Board as a new member on the ARB.

Drainage Issues

30028 Village Park - The drainage issue was brought up by the owners at the May 2019 Board meeting. The Board reviewed the report from Greenscape and Giles/Flythe Engineers. Chris Flythe stated that he did not see anything concerning other than some soil loss around the inlets. The Board discussed who is responsible to fix the drainage issues on private property for individual homeowners. Management will reach out to the community attorney.

30111-30117 Settle - The drainage issue was initially brought up by the owner at 30111 Settle after the Hurricane in October 2018. Criterium-Giles Engineers was requested to inspect and evaluate the drainage conditions. The engineer Chris Flythe stated the sidewalks should be pitched to the street. It was noted if the pitch of the sidewalk is changed, the homeowner will need to modify their driveway, and any walkways that tie into the sidewalk. Management was requested to reach out to legal counsel regarding responsibility concerning the sidewalk.

20052-20054 Fountain - The drainage issue was brought up to the Board in October 2018 by the owner. The previous Board discussed the drainage issues and agreed to have a line camera inspection.

Ground Enhancement Funds

The Board considered a motion to allow the sub communities to use their Grounds enhancement funds as allocated, seconded and unanimously approved.

Financials

The Board reviewed the accounts receivable from operating which shows a \$100,000.00 loan from reserves to operating done about 3 years ago. Management provided the background on the Loan. Ruth would like more information on how this will be paid back in the upcoming months.

Community Reports

Safety

Ruth scheduled Deputy Robert Smith from the Chatham County Sheriff's Office to speak at the Annual Meeting about safety and crime prevention issues.

ARB

The ARB requested Towne Properties to remove the homeowners name from all ARB requests to avoid the appearance of any bias for or against a homeowner.

Communications

Michael – no discussion for today. Michael would like a stronger communications committee in the community.

Grounds

A report was submitted and is attached.

Pool

The Board discussed the pool for the 2020 season. Some notes were taken above regarding pandemic specific items.

The Pool rules still need to be updated and published.

The security company will have 24X7 video going to a security company. The video is only available to the security company, unless an incident occurs in which case management can have access to it.

The key system remains the same, only the database is moving.

New chairs will arrive soon and will be placed around the pool. Old chairs could be sold if any buyer, or donated.

Recreation

Non-residents have been using the tennis courts. The Board will look into how to solve this.

Social

The Easter Bunny went around the community as a substitute for the Annual Easter Egg Hunt that was not done due to the pandemic. The Pool Party is postponed until the Community gets more guidance.

A motion to adjourn at 8:48pm.

Neighborhood Grounds Committees

General:

The pandemic has severely constrained the ability of the neighborhood grounds committees to meet and plan how best to use this year's allocation funds. In spite of this work has been accomplished through e-mails, social distancing and wearing masks

Park:

The Park Grounds Committee hopes to plan improvements for the fall. They will be addressing the islands in the neighborhood cul-de-sacs.

Lake:

The Grounds Committee Chair, Mark Maxwell has been quite active tending to issues to help the esthetics of the Lake common areas.

Forest:

A project addressing the first median at the Governors Forest entrance is complete. This was done with a combination of enhancement funds and financial support from the HOA Board.

Village:

Work was completed at the Long and Ward Circles. Limited feedback from homeowners has been positive.