

**Special Meeting**  
**Williamsburg Plantation Homeowners' Association**  
**Jacksonville Commons Senior Center, Chote Room**  
**July 24, 2010 9:00 a.m.**

**Call Meeting to Order:** Meeting was called to order at 9:05 a.m. The following Board of Directors in attendance: Vice President- Kathleen Buhr, Treasurer- Jason Tooman, Director- Devata Davis, Director- Stacy Barnes, Director- Ray Evans. The following members were in attendance: David Walker, Katherine Gray, Kevin Bexell, Homer Stephenson, Harry Pierce, Lew & Ann Hendricks, and Patrick & Toncha Wilson. Sherri Mayes and Jessica Mahlum from Century 21 Advantage Gold Realty were present representing the current Management Company of the association.

**Introduction:** Sherri Mayes with Century 21 Advantage Gold Realty, the current association management company, first introduced herself and the Board of Directors that were present. She explained this meeting was called to order for the purpose of amending the budget.

**2010 Budget Amendment:** Sherri first explained that there was no requirement for a quorum to ratify the budget. She then went on to explain the budget and explained that the budget needed to be amended to include items that were not covered in the previous budget for 2010.

**Questions and Concerns:**

- ***Why was there an increase in attorney's fees?*** Sherri explained that the Board of Directors felt it would be in the association's best interest to obtain a new attorney, since currently the association is going through a fight with the storm water retention ponds. There has been a lien put out against the association for work done to the ponds in the past. Currently the ponds are not the responsibility of the association they are the responsibility of the developer John Koenig. Currently the developer is not doing the proper repairs and maintenance to the ponds, and they are out of compliance. The developer will need to bring these ponds into compliance in order to hand them over to the association. The Board hired the attorney to make sure this will hopefully not be a problem for the association in the future.
- ***How much will it be to repair the ponds and bring them to compliance?*** It will be approximately \$180,000 to bring all the ponds into compliance. At this time the association is not concerned with this since the ponds are still the responsibility of the developer.
- ***Why are capital improvements a straight fee across?*** Due to the association being a non-profit organization the extra money that is not going allocated to a particular item must be put somewhere, which is capital improvements. The Board of Directors is in the process of doing a reserve study to determine the amount of money needed to maintain the common areas and when this maintenance will be needed in the future. These include items like a new roof on the pavilion and concession stand, parking lot maintenance, painting, etc. As of now the association is on the low end of what is needed in capital improvement for future maintenance.
- ***How many bids does the Board get before making a decision to use a certain vendor?*** The Board of Director's is striving to maintain three bids from different vendors before a decision is made to use a particular vendor.
- ***What does grounds maintenance cover and who is contracted to do this?*** This covers the lawn maintenance of the common areas. Currently Jackson Lawn service is taking care of the grounds maintenance at this time.
- ***Who takes care of empty lots?*** The empty lots are the responsibility of the developer and if the lots have already been sold they are the responsibility of that particular builder.

Kathleen Buhr motioned to approve the budget and the motion was carried.

**Adjourn Meeting:** Meeting was adjourned at 9:23 a.m.