

**Minutes**  
**Annual Owners Meeting**  
**May 24, 2008**

President Dan Post called meeting to order, opened with the Pledge of Allegiance and a prayer given by Mary Boyd Trussell. A quorum was established with 50 members present or represented by proxy. Board members present were Dan Post, Teresa Powell, George Wade, George Trussell, Billy Cunningham and Jerry Rollins. Leroy Fleeman was absent. Proof of notice was given, with the first notice on March 18, 2008 and a second notice on April 25, 2008. A motion to accept the December 8, 2007 Special Owners Meeting was made by George Trussell and seconded by Jerry Rollins. All members were in favor and the motion passed. An introduction of all owners was made.

The committee reports were given:

**Billy Cunningham gave Safety & Security Committee Report.** Mr. Cunningham reported the committee met on May 22, 2008. Several security proposals were discussed on alarm system, camera surveillance and a key system. A motion by the Safety & Security Committee was made, seconded and passed, for the recommendation to the Board of Director, to have the office security system installed and the cameras. The key system was not included in the motion. A camera system was recommended to the Board last year but the Board decided to poll the owners to install the camera. The poll came back not in favor of the camera system. After the recent office theft and increase in vandalisms, it is the committee's recommendation that a security system is necessary. This concluded Billy Cunningham's Committee Report. A straw poll was conducted among the units represented in the meeting, with one vote per unit the question. The poll results were:

- All in favor of installing an alarm system in the clubhouse
- Nine in favor and nine opposing installing a camera surveillance system around the property.

It was decided to have the Security Committee write to all the owners outlining the circumstances and the action of the committee before going on any further.

Jerry Rollins gave the **Rules & Regulation Committee Report.** Mr. Rollins stated a copy of the current Rules and Regulations would be sent to all owners. The Committee would like the owners to review the current rules and forward their comments or suggestions back to the Committee. A Committee meeting will be posted prior to the next Board of Directors Meeting.

George Wade gave the **Building & Grounds Committee Report**. Mr. Wade reported on the progress made since December. The pool pavers are completed, the pool resurfacing was finished but warranty work is scheduled that will require the pool surface being acid washed. A new pool heater has been installed. A geo-tech engineer company completed a coring study around the parking lot and retention pond. The parking lot has been painted and resealed. Spring landscaping has been completed with the assistance from Judy Wade. The water system has new valves and seals. A spare cooling tower shaft is in inventory. The Committee is looking into moving the mailboxes into the building lobby. This concluded the Building and Grounds Report.

Chairman George Trussell gave the **Personal Committee Report**. Mr. Trussell thanked the staff for their continued service. He also reminded the owners that if there is a problem with Mike or Dave to report this to Lisa Strickland and if there are a problem with Lisa to please report this to him. The Committee has made a policy that no one is to take any vacation or personal time off during the entire period of Spring Break, Memorial Day weekend, Fourth of July or Labor Day weekend. Summerwinds will be at full staff during these periods.

Dan Post gave the **Planning and Betterment Committee Report**. Mike Ray was unavailable. A meeting will be held soon and Mike has done a great job. This is an income producing committee. This committee has generated \$130,000 in commissions over the last few years and \$29,000 in the capital contribution accounts.

Teresa Powell and Dan Post chair the **Finance Committee**. Dan Post gave the report. He reviewed the CPA financial review for the Association. A copy is provided to all owners. As of December 31, 2007, there was about \$99,800 in the bank. \$98,000 is set aside for the 2008 insurance renewal. Revenues were over expenditures by \$34,000 although; \$33,000 was committed to pool paver project. Currently, there is the money for our insurance renewal and if there were a reduction in our insurance renewal, there would be some money left over. Through April 30, 2008, the money was set aside for the pavers in 2007 but completed and expensed in 2008. The cooling tower shaft and pool resurfacing were budgeted for 2008 and expenditure incurred during the first quarter which has an adverse effect. There have been three items not anticipated; the pool heater at \$3,500, the water system repairs at \$5,000 and the parking lot patch in front of the clubhouse that cost \$3,500 for a total of \$12,000. The overall financial position is about the same as it has been. The projected expenses determine the assessments and the only money not budgeted for expenses are the reserve. There is approximately \$250,000 in the reserve accounts. Dan Post recapped the history of the special assessments for the last 14 years. We moved the island in the front and landscaped for about \$2,100 per unit in special assessments and then recently, the restoration project, cooling tower and insurance with assessments of \$10,000, for a total of \$12,000 of special assessments for the entire 14 years or about \$900 a year. The reserves are funded at 50% based on the amount set by the developer. Every year a vote on reserve funding is done and the gap is narrowing. Last year 27 voted to fund 50% and 11 voted to fund 100%. The renovations in the clubhouse cost \$30,000 and the pool pavers \$33,000, the fire doors cost \$40,000 and the repainting and sealing for a total of \$110,000 spending towards improvements.

The restoration project cost around \$700,000 and the west-cooling tower cost \$120,000 spending upwards to a million dollars in the last 30 months.

There was no **Old Business**.

Under **New Business** the election results were discussed. There were only three directors qualifying for a four-director slate. The fourth director will be appointed at the Board Meeting immediately following the owners meeting.

The new 2008/2009 Board of Directors: Dan Post, Teresa Powell, George Wade, George Trussell, Billy Cunningham and Jerry Rollins

**For the Good of SummerWinds - Question & Answer:**

John Williams, unit 304 and 306, stated his gratitude to the Board for their forward thinking.

No other comments were made. George Wade made a motion to adjourn and Teresa Powell seconded this motion. All members were in favor and the meeting adjourned.

Submitted,

Lisa Strickland, Secretary/Treasurer  
SummerWinds Owners Association