

**CONDOMINIUM NUMBER ONE OF THE PINES INC.  
BOARD OF DIRECTORS MEETING  
REGULAR MEETING via Zoom  
March 1, 2022**

**BOARD MEMBERS PRESENT:**

Darryl Anderson, President  
Joyce White, Vice President  
Cheri Osborne, Director

Hazel Anderson, Director  
Paula Reed, Treasurer

**OTHER ATTENDEES:**

Matt Mericle, CVI – Community Manager  
Gloria Rice, Onsite Manager

**BOARD MEMBERS ABSENT:**

Renee Washington, Secretary  
Michelle Stevenson, Director

**RESIDENTS PRESENT:**

Lael Williams : 10202-302  
Valerion Hodges 10214-T1  
Jacinta Wilson 10228-T1  
Rachel Mitchell 10202-202  
Clifton Gaskins 10222-102  
Unknown 10224-108  
Geraldine Nelson 10206-103  
Unknown 10204

Kendrick Flood 10202-204  
Maurice Moore 10228-203  
Joyce C, MD Unknown  
Gloria Roundtree 10228-104  
Linda Woods 10224-T6  
Gail Bellamy 10236-T6  
Jeanne Wall 10214-102  
Nette Unknown

**CALL TO ORDER**

Darryl Anderson called the Regular Session to order at 7:01 p.m.

**DETERMINATION OF QUORUM**

Darryl Anderson announced quorum.

**OPEN COMMENTS:**

NONE

**MINUTES**

Cheri Osborne made a motion to accept the minutes from the February 1, 2022 Regular Session.  
The motion was seconded by Paula Reed and all were in favor.

Cheri Osborne made a motion to accept the March 1, 2022 agenda with no changes. It was seconded by Joyce White and all were in favor.

**REGULAR SESSION:**

**ACTION** 1. Information regarding excess assessments and a suggested resolution from Goldklang, Group CPA, P.C., the Association's auditor, was forwarded to the Board under separate

cover. The Excess Assessment Resolution has been prepared for Board's approval and signature

**Cheri Osborne made a motion to roll excess assessments to reserves. It was seconded by Joyce White and passed 5/0.**

- ACTION 2. Ledger #10812, a \$75,000.00 Wells Fargo Bank Nat'l Assn CD, matures 3/14/22. The funds will be deposited into #10314 for the association. These funds will be needed for upcoming reserve contracts, therefore it is recommended they be transferred to the ICS account, #10810.**

**Cheri Osborne made a motion to transfer to the ICS account, #10810. It was seconded by Paula Reed and passed 5/0.**

- ACTION 3. Homeowner Request:**  
Megan Simon of 10246-206 submitted an Architectural Change Request to cut a half wall between the kitchen and living room. The Board must decide how they would like to proceed.

**Paula Reed made a motion to deny and request more information to determine if this is a load bearing wall. It was seconded by Joyce White and all were in favor.**

- ACTION 4. Brightview submitted a 2022 Winter Pruning Proposal at a cost of \$2,076.80. The Board must decide how they would like to proceed.**

**Paula Reed made a motion to table this, pending walk through/inspection with Sergio. It was seconded by Cheri Osborne and all were in favor.**

- ACTION 5. An open meeting is scheduled with the owners to discuss the proposed 2022/2023 budget. The Board needs to approve the budget at the close of the meeting if there are no objections. Coupons, the budget summary, and forms for direct debit will be mailed to all owners in April 2022. The new budget will take effect May 1, 2022.**

**Cheri Osborne made a motion to approve the proposed 2022/2023 budget as submitted. It was seconded by Joyce White and passed 5/0.**

**TREASURER'S REPORT:**

Treasurer's report was emailed to owners.

**BUILDING REP REPORT:**

NONE

**COMMITTEE REPORTS:**

NONE

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

1. Landscaper issues and concerns
2. Walk way from community owned unit. Ms. Wall reported
3. Ms. Wall to head the landscape committee
4. Matt to send Ms. Wall information on how to head the committee
5. Balcony Inspection issues. Owner would like
6. 10204 Prince Place . Owner is requesting a ramp
7. Strip and wax proposal from several companies for ONLY the buildings that have balconies completed.
8. NO One on the Board received the Board mail Matt needs to send PDF version like in January
9. When we get bids for the repaving. Get bids to have handicap ramps and no handicap ramps.

**OPEN COMMENTS FROM THE FLOOR:**

NONE

**ADJOURNMENT:**

Joyce White made a motion to adjourn the meeting at 7:44 pm. The motion was seconded by Cheri Osborne and passed 5/0.

Approved:

Darryl L Anderson

Apr 13, 2022

Signed

Date