

**Pointe Service Association Inc.
Quarterly Meeting of Directors
Saturday, October 18, 2015
Upper Talons, 9 AM-11:30**

Meeting Convened by President Donna Stroup at 9:09 AM

Roll Call of Board of Directors Attending:

President- Donna Stroup Representing Greenridge, Past President- Bob Holt, Vice President- Bob Schippnick Fairway Knoll, Exec. Committee- George Hopstetter, Secretary- Susan Slaven, Treasurer- Robert Hall Representing Pointe Cove, Greg Hecht- Bay View, James Bottorff- Waters Edge Courtyard, John Lawrence- Eagle Bay 1, Michael Lang- Eagle Cove, Jeffrey Born- Front Nine, April Everroad- Pointe Retreats, Richard Menke- Waters Edge 1,

Absent:

Exec. Committee- George Hopstetter, George Malacinski- Board at Large, Jeff Green- Bay Pointe, Mark Kinser- Eagle Bay 2, Jeff Schultz- East Bay, Paul Williams- Harbour Pointe, John Bernstein- LaSalle's Woods, Carol Damon- Waters Edge 2, Mary Alice Manley- Woodridge

Gates and Security- Bob Schippnick

- Gates- less than \$1000 used on gates in the last quarter. Number 5 gate arm has been replaced. Reflective tape has been ordered for remaining new gate arms, which will be lighter and more effective for the motors.
- Signs will be removed off all gate arms.
- Gate 4- sticks open, will have an adjustment made next week to function properly.
- State law enforcement have been provided 10 gate passes to aide in their investigations. Usage is being tracked.
- Steven Hinds has been very helpful with the computers/gates at Security and has purged many cards.

Bay View Representative will be resigning

Lilian Casillas is no longer representing the village of Bay View, present in her behalf today is Greg Hecht. A new director for this village will be nominated in January.

Executive Committee Opening

Interested people should contact Donna Stroup, while anyone is welcome to express interest, we are specifically seeking an assistant Treasurer.

Past President Bob Holt will be resigning from the Executive Board after this year.

Treasurer's Report- Robert Hall

Highlights of 2016 PSA Budget

- Assessment reduced from \$560/year to \$540/year (\$135/quarter)
- Rental assessment is \$100 for approximately 202 units.
- \$24,000 income from \$300 fee for resale transfers.
- \$10,000 income from late fees.
- \$200,000 capital expense for Eagle Pointe Resort.
 - Final agreement will be presented to PSA Board for approval.
 - PSA property owners receive 20% discount cards w/ \$300 value.
- \$180,000 for security service, this has increased by 1%.
- \$50,000 reserve expense for PSA road repair project.
- \$75,000 reserve expense for sluice repair project.
- \$30,000 expense for PSA community TV.
- \$26,400 for accounting, postage, mailings, collection, tax prep, and bank fees.
- Peoples State Bank lock box closed.
- \$15,000 for street light electricity, up 27%
- \$5,000 for security/gate system maintenance. (reduced from \$10,000 last year)
- Reduce transfer fee to CASI from \$85 to \$50 to \$0, saves \$4,000.
- Road repair reserve deposit at \$48,000/year.
- Security system reserve deposit at \$12,000/year.
- Reduced landscape expense from \$5,885 in 2013 to \$2,000 in 2016.
- Reduced bank fees expense from \$1,330 in 2012 to \$100. In 2016.
 - **Action-** Bob Holt will contact Duke Energy about changing out street lights to LED to save on electric usage.

Accounting Firm Comparison Report- Robert Hall

- Seven different companies were invited to bid and provide their services with each quote.
- Executive Board has suggested that we stay with CASI.
- Auto renew CASI for another year.

CASI Opt in for Email- Robert Hall

- Now each person can set up their own account to receive an email quarterly statement. CASI will only send email statements for those who option for this service.
- Confirming a privacy policy with email addresses.

Budget approval for 2016

Motion by Robert Hall and 2nd by John Lawrence.. 9 Approved; 1 Opposed; None Abstained

PSA Community Television Update- Bob Schippnick

Quarterly update:

July-September

- Sent off for repair; 7-line amplifiers and 1-main amplifier
- Bay Pointe lower half was off due to a failed extender amplifier, replaced amplifier and tested.
- Connected Bay Pointe unit numbers 17 & 32 to PSA system.
- Connected LaSalle's Woods units #10, #72 and #99 to PSA system.
- Connected Eagle Bay II- unit #1843 to PSA system.
- Connected East Bay 36 & 29 to PSA system.
- Thunder storm blew out the main amplifier at head-end Saturday morning, September 26, entire system was down until Sunday evening when main amplifier was replaced and tested.

October

- Cable system experience damage on October 9th from installation of sewer line cutting through cable powering line feeding the system. This had a cascading affect damaging 1- main amplifier and 4- extending amplifiers. Replaced all units but now experiencing noisy video on the analog channels. Will work to correct once back in town...
- Replace main amplifier near security feeding entire Pointe.
- Replaced 2-line extender amplifiers in Pointe Cove.

- Replaced 3-line extenders in Pointe Retreats and Bay View.
- Began work on the last 3 villages to confirm connection to the PSA Television Community System in Fairway Knoll, Greenridge and Front Nine.
- Greenridge is connected except the back two buildings have a weak signal due to a missing amplifier.
- Front Nine east side is operational, west side is out due to cut main trunk cable feeding to the east side. QC Communication has been contacted to repair underground cable and power cable.
- Fairway Knoll is operational, but have not confirmed all taps...

Once all villages are connected work will begin to improve TV signal reception on the tower, installing new antenna, pre-amps and transmission line.

Once antennas are installed will continue to improve current channel signal and add new off-air channels to the lineup.

Michael Long mentioned that Eagle Cove is not currently operational. This will be reported to George when he returns from vacation.

Action-

Susan Slaven will notify each representative serving villages with cable updates on a monthly basis.

Signs- Bob Schippnick

- New sign-misspellings will all be corrected in the next few weeks.
- Special poly urethane product was used for long term.
- Signs throughout Resort to be same color and design.
- We will be installing new Signs at entry gates, and visitor pointer signs on Strain Ridge Rd.

Road Repairs and Painting- Robert Hall

Paving at Intersection down to LaSalle's Woods completed.

Striping all the Roads completed.

Gate 4 to Gate 5 paving for next year and \$50000 has been allotted.

Golf Course Projects- Bob Holt

- 2 Bridges remaining to be replaced out of the 6.

- Eagles Nest Carpet is completed.
- Hole #4 pond project is completed.
- Lights on #10 hole, still getting bids. This project will cost approximately \$11,000.
- Hole #18 waterfall, still working with Resort owner regarding to pond repairs.
- New sign at entrance at a cost less than \$5000.
- Only 25% year to date has been paid out of the \$200,000 budget for the year 2015. Expect that approximately \$100,000. will be spent by year-end.
- Clubhouse tennis court area has been put on a temporary hold.
- Clubhouse roofing, Construction will begin approximately the week of October 26, 2015

Results of first Village Summit-

- 10 villages attended. A summary was included in the Board Meeting Packet and sent as a special attachment for sharing with villages.
- Next meeting December 12, 2015 at Upper Talons.
- Hoping for a representative from each village to be present in December.
Action Susan Slaven to add on the web site under village links.

Minutes review and approvals for April 18, 2015.

Motion approved by John Lawrence and 2nd by Mike Ball All in Favor. None Opposed.

July 18th, 2015 Board of Directors meeting minutes to be approved via email.

Motion to adjourn at 10:48 AM

Approved By Robert Hall and 2nd by Jeffrey Born. All in favor. None Opposed.

