



Attendance:

Larry Butler

Robert Fuqua

Norma Yarbrough

Dana Tiblier

Robert Fuqua called the meeting to order at 6:00 p.m.

Norma Yarbrough made a motion to approve the minutes for the December 2023 meeting. Larry Butler seconded the motion. The motion carried.

The Board reviewed a letter from Frances Santini resigning from the Board effective January 31, 2024 and asked Dana Tiblier to send a letter to all owners asking interested parties to notify her by January 26, 2024.

Dana Tiblier reported on the financials of the Association. The current assets total \$350,000.47 as follows:

Clubhouse savings account balance is \$5,320.72

Certificate of Deposits account balance is \$28,490.92

Checking account and money market account balance is \$316,118.83

Through December 31, 2023 the Association has collected \$ 171,265.50 from the assessment for the damage caused by the storm on March 4, 2023. The cumulative balance of assessment and insurance proceeds minus expenses related to the storm is \$213,858.44.

Through December 31, 2023 the total expense related to the tornado on December 9, 2023 are \$17,637.00. The insurance claim for the damage is still open.

The Association obtained a new insurance policy at a cost of \$156,874. The new premium is \$27,659 more than last year. The deductible for most claims increased from \$10,000 to \$25,000, except wind and/or hail damage which carries a deductible of 5%. Owners are asked to notify their insurance carrier of the increased deductible to ensure they have sufficient coverage.

The Board reviewed a work order and homeowner correspondence report and asked management to send notifications to unit owners reported to have rule violations.

The soffit replacements at units 1068 and 1069 have been completed.

The foundation repair at unit 1069 has been completed.

The reserve study is tabled until the March Board of Directors meeting.

The Board reviewed estimates for pool repairs and asked management to contact legal counsel for an opinion as to whether or not the owners may vote to close the pool for one season.

The chimney inspection has not yet been completed; however, the vendor anticipates the report will be completed by the end of January.

Approved repairs of damage from the March 4, 2023 storm which have not yet been completed include the replacement of the chimneys at units 309 and 603, and roof replacements at units 301, 303, 305, 307, 309, 311, 601, 603, 605, 607, and 609. The Board plans to continue with roof replacements in the spring, as early as weather permits.

The Board reviewed a proposal from FHA Review to prepare and submit the renewal application for FHA approval in the amount of \$795.00. Larry Butler made a motion to approve the proposal. Norma Yarbrough seconded the motion. The motion carried.

The Board discussed the brick column which fell during the tornado at unit 1001 and decided not to replace it. The owner has already replaced the fence.

The Board asked Dana Tiblier to inspect the fences in the community and contact all owners who have not stained their fences in the spring.

The Board approved a new policy for clubhouse rentals. Dana Tiblier will be handling the reservations and collecting the usage fee and deposit. Owners who would like to reserve the clubhouse should contact her at 615-353-2198 or via email at danatiblier@hotmail.com.

The Board reviewed correspondence from owners and asked Dana Tiblier to draft responses for review via email.

Norma Yarbrough made a motion to adjourn the meeting at 7:27 p.m. Larry Butler seconded the motion. The motion carried.