

Battery Point Homeowners Association, Inc.
Board Meeting
May 11, 2010

Members Present

Mary Barrow, Dick Geier, Craig Ingram, Roland Levesque, Jim McElhenny, Rich Seymour, Mike Sinisi

Others Present

Yohanna LaRoche and Collin Bruner of Sentry Management, Inc.
Chris Barrow

The meeting was called to order at 3:00pm

Mr. Chris Barrow attended the meeting and in order to allow him to address a topic under old business, the agenda was taken out of order to discuss the request for speed bumps on Battery Point Lane as the first order of business.

Two owners on Battery Point Lane have requested the installation of speed bumps on both sides of the street due to the fact that people are not stopping at the stop signs and are driving too fast down the street. Mr. Barrow stated that the street already has two traffic calming features (stop signs and curves in the road). He also stated that the speed bumps already installed on the property are really speed humps which do not slow traffic as much as an actual speed bump and are not very effective. Mr. Barrow expressed his concern about speed bumps being installed on Battery Point lane due to the fact that there are no sidewalks on the road and that the bumps would cause dangerous conditions to pedestrians, children, bicyclists, strollers, wheelchairs and walkers trying to navigate the bump. He also expressed concerns of exhaust and noise pollution and the danger to the houses since they are so close to the street. If someone were to lose control due to the proposed speed bumps houses would be in danger of being hit. In addition, there are concerns about emergency vehicles being able to navigate the streets easily in an emergency.

Mr. Barrow suggested two alternate ways to address the fact that people are not stopping at the stop signs:

1. Enforcement by the police
2. A bar type of speed bump placed one car length in front of the stop sign

After hearing Mr. Barrow's concerns, the Board agreed to start addressing this problem using enforcement. Ms. LaRoche will contact the police department to ask them to place an officer at Battery Point Lane to monitor and enforce stopping at the stops signs.

Elect Officer Positions

Mr. Ingram made a **motion to nominate Mr. Seymour to the position of President**, Mr. McElhenny seconded the motion. There being no further discussion, the motion was **unanimously approved**.

Mr. Seymour made a **motion to nominate Ms. Barrow to the position of Vice President**, Mr. McElhenny seconded the motion. There being no further discussion, the motion was **unanimously approved**.

Mr. Seymour made a **motion to nominate Mr. McElhenny to the position of Secretary**, Mr. Ingram seconded the motion. There being no further discussion, the motion was **unanimously approved**.

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Mr. Sinisi made a **motion to nominate Mr. Ingram to the position of Treasurer**, Mr. Seymour seconded the motion. There being no further discussion, the motion was **unanimously approved**.

Minutes of Prior Meeting

It was noted the minutes of the November 20, 2009 Board meeting had been distributed by email to the previous Board and approved by unanimous consent. There being no changes or corrections, the minutes were ratified by Mr. Seymour and Mr. Sinisi.

Financial Report

The March 2010 financial report was sent to all Board members via email. The financials were reviewed.

Ms. LaRoche reported on the current delinquencies of the Association. As of 5/10/10, there was \$28,359.15 outstanding in dues and \$1,072.50 outstanding in legal fees. For all owners owing money, Sentry Management has a four step process for collection: 1. Owners are sent late letters ten (10) days after the payment due date per the Association's Governing Documents. 2. Owners are sent Intent to Lien Letters 30 days after their dues are unpaid. 3. Owners have a lien placed on their unit 30 days after the intent to lien letter has gone out. 4. Owners are sent a ten day demand letter 30 days after the lien has been placed on the unit. The Board determines what action steps are taken for uncollected dues after a lien has been placed on the property. The next steps can include the Board foreclosing on a property for uncollected dues or filing a personal judgment against the property owner.

Ms. Barrow suggested the establishment of a financial committee to discuss the ongoing delinquencies of the Association.

Management Report

A management report was sent to the Board via email prior to the meeting. Please see attached report.

Old Business

The Board discussed the current status of the transition process. The agreement is pending signatures from Bennett McNeal and Wayne Webb.

The Board discussed the Battery Point website. The site name is not owned by Battery Point, but owned by a former owner. Mr. Sinisi has provided the name of a new webmaster that Ms. LaRoche will contact to get the website transferred to the Association.

The Board discussed the replacement of the pool umbrellas. After discussion, the Board decided not to replace the umbrellas at this time.

New Business

Ms. LaRoche reviewed the insurance coverage for the Association with the Board. Kinghorn Insurance, the Association's agent will be invited to the next meeting for an in depth review of the Association's coverage. Ms. Barrow asked Ms. LaRoche if she would inquire with Kinghorn about any D&O exclusions that might pertain to the current Board.

The Board discussed the multi family property. Mr. Seymour stated that the relationship between the Association and Daniel Harrell has not been defined.

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Ms. Barrow presented concerns about liability issues with the pool gate. The gate exit button is not working properly and people are propping the door open. Also, the picnic tables are being used to climb over the fence and also used to jump from into the pool. Ms. LaRoche will contact the pool gate vendor to have the exit button repaired. Ms. LaRoche will also obtain a quote to have the picnic tables bolted down. Ms. Barrow recommended that the Board look into having a new gate and entrance/exit system installed.

The possibility of hiring a pool attendant was discussed. Sentry Management will look into the cost for this service and report back to the Board.

The Board discussed builder lots in the Association. The covenants are clear on what defines a builder lot and the fact that they do not have to pay dues. The Board determined that the current builders that have been paying dues will not receive a reimbursement of those dues but that they will no longer have to pay dues on those lots for 2010 forward.

The grounds contract for the Association was put out to bid and the Board has reviewed all of the proposals. **Mr. Seymour made a motion to hire The Greenery for the grounds care of the common areas of the property.** Mr. McElhenny seconded the motion. There being no further discussion a vote was taken, six members were in favor of the motion, one opposed. **The motion was approved.**

The lot maintenance policy was discussed. Please see attached policy. The Greenery will cut all lots that are not maintained by the lot owners monthly per the policy.

The Board has received one quote for the repairs of the country store. The quote was higher than the Board thought it should be based on the work that needs to be done and Mr. Ingram offered to obtain an additional quote.

The Board discussed the drainage issues at the lot at 1 Rowell Lane. There was a meeting two years ago to discuss the drainage concerns with the lot and the owners have still not found a solution to the water retention on the lot. Ms. LaRoche will send the owners a letter along with a quote for repairs and a 30 day timeframe for making the needed repairs.

There has been a request from owners for signs at the pond that state that the geese should not be fed. The Board also discussed other signage needed on the property such as a no parking sign at the dock area, signs for the speed bumps and signs for the waterfront trail. Ms. LaRoche will obtain a proof of the signs and send them to the Board for review. In addition the Board discussed a quote from WM Enterprises to clean, caulk and repaint all of the signs on the property for a price of \$1,200.

Ms. LaRoche obtained a quote from Graybar for repairing the fence in front of pond #1. After discussion, the Board asked Ms. LaRoche to obtain an updated quote using concrete posts instead of wooden posts set in concrete.

The Board discussed the country store and how it will be utilized by residents after it has been repaired. It was decided that this would be an item for the agenda at the next Board Meeting. In the meantime, Mr. Geier offered to draft a letter to the residents of the community requesting their input on uses of the store. Mr. Geier will send the draft of this letter to the Board for review.

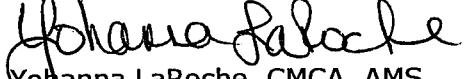
Next Meeting

The date of the next Board meeting is 6/8/10 at 3:30pm at the country store.

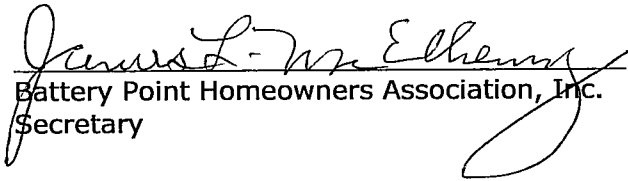
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There being no further business on the agenda, and there being no objections, the meeting was adjourned at 6:00pm.

Respectfully transcribed by,


Yohanna LaRoche, CMCA, AMS
Sentry Management, Inc.

Reviewed and Approved by:


Battery Point Homeowners Association, Inc.
Secretary

6/8/10
Date

BATTERY POINT HOMEOWNERS ASSOCIATION INC

APRIL 2010

ASSETS		LIABILITIES	
Cash in Bank - Operating	9,208.00	Payables/Prepays	59,494.71
Cash in Bank - Reserves	57,907.77	Reserves (net)	60,574.44
ARB Account	3,800.00	ARB Deposits	5,600.00
Capital Contribution	16,225.06	Operating Equity	(18,375.28)
Accounts Receivable	27,611.43	Capital Contribution	25,010.08
ARB Deposits	1,800.00		
Due from Oper. To Reserves	2,666.67		
Due from Oper. To Cap. Cont.	8,785.02		
Prepaid Assets	0.00		
Capital Improvements	4,300.00		
TOTAL ASSETS	132,303.95	TOTAL LIABILITIES	132,303.95

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	16,940.41	68,427.23	67,913.36	513.87
EXPENSES:				
Grounds	4,842.01	31,046.87	31,008.44	38.43
Pool/Clubhouse	3,836.29	14,189.48	10,821.64	3,367.84
Administration & Insurance	3,524.76	16,691.32	15,416.48	1,274.84
Reserves	2,666.67	10,666.64	10,666.64	0.00
TOTAL EXPENSES	14,869.73	72,594.31	67,913.20	4,681.11
SURPLUS/(DEFICIT)	2,070.68	(4,167.08)	0.16	(4,167.24)

COMMENTS:

**Battery Point Home Owners Association
April 2010**

Administrative/Financial

Violation letters sent to all owners in violation of Rules and Regulations of the HOA
Late letters sent to all owners 5 days in arrears
Intent to Lien letters sent to all owners 30 days in arrears
Liens placed on all properties 60 days in arrears
Ten day demand letters sent to all owners 90 days in arrears
April 2010 financial summary and report completed
Correspondence with various unit owners regarding account balances
Association bills coded and paid to vendors weekly
Prepared for and attended Transition Meeting
Correspondence with Jim Grimsley regarding Transition Meeting
Transition Meeting Resolution mailed to all owners
Received quote for pool umbrellas
Received estimates for Country Store repairs
Payment of DHEC pool permits

Site Visits

4/6/10, 4/14/10, 4/27

Closings

114 Prescott Drive 4/8/10
6 Brisbane Drive 4/14/10

ARB

Correspondence with Mr. hale regarding ARB application

Maintenance

All common areas inspected during site visits
Pool deck and furniture power washed
Pool restrooms power washed and toilets repaired
Electrical work at pool area completed
Correspondence with The Greenery regarding landscaping bid
Correspondence with Mazzana's regarding landscaping
Pool opened 4/1/10
New speed limit signs installed
Do not park on curve signs installed