

**Battery Point Homeowners Association, Inc.**  
**Board Meeting**  
**September 7, 2010**

**Members Present**

Dick Geier, Craig Ingra, Roland Levesque, Jim McElhenny, Rich Seymour, Mike Sinisi

**Others Present**

Yohanna LaRoche, Sentry Management, Inc.

**The meeting was called to order at 4:00pm**

**Minutes of Prior Meeting**

It was noted the minutes of the August 10, 2010 Board meeting had been distributed by email to the Board and received unanimous consent. There being no changes or corrections, the minutes were ratified.

**Financial Report**

The August 2010 financials were not yet available for review by the Board, and have since been emailed to the Board. Please see attached financial summary.

Ms. LaRoche reported that she would update the distributed collections policy and email it to the Board.

**Old Business**

Ms. LaRoche reported that the pool gate system has failed. The modem, DVR, cameras and router are no longer working, making the system inoperable. The gate company stated it was a lightning strike but there is no evidence of charring. After discussion, the Board determined that Mr. Sinisi would contact Bob All of Custom Security to discuss options going forward.

Based on an email from a concerned resident, the Board discussed the baby pool gates. An owner reported that children have been hurt by the gates. It was determined that Ms. LaRoche would find out if the baby pool gates were DHEC required and if not, she would arrange to have the two baby pool swing gates removed.

The pool will close for the season on 11/1/10.

The signs for the boat ramp, country store lot and walking path have been installed. After discussion, the Board determined that the sign at the marina store lot will be changed to say 48 hours as opposed to 4 hours.

Mr. Seymour is currently working with Virtual Marketing Concepts regarding the hosting and maintenance of the Battery Point website. The website will need to be redesigned and will be re-launched sometime in the near future.

The Country Store Use Agreement was approved and will be used going forward whenever someone wants to rent the clubhouse for personal events.

Ms. LaRoche reported that she has been giving out a lot of boat/trailer decals since the boat yard memo went out. Any vehicles/boats in the boat yard after 9/30/10 without decals will

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be subject to being towed at the owner's expense per the boat yard memo sent out last month.

The Board discussed several petitions received regarding the proposed fee and the lottery for the boat yard. The Board took all of the points of the petitions into consideration and will draft a response to the owner who circulated the petitions.

The Board discussed the ongoing drainage issues at 1 Rowell Lane and information received from The Greenery and Andy at Andrew Burgess regarding a possible fix. The Board determined that the drainage issue was creating a nuisance to owners in the community and that a letter should be sent to the owners of the lot asking them to correct the drainage problem. Ms. LaRoche will draft a letter and send it to the Board for review.

**New Business**

The Board discussed a request from Mr. Jackson for an additional short term rental. The Board will consult with Jim Grimsley regarding the rental rules of the Association.

The Board discussed a residents' request to pave behind 4-6 Brisbane. As there are other alleys that need as much or more attention, the Board discussed a long term plan for alley maintenance. Ms. LaRoche will obtain pricing for paving the alley behind pond 2, the alley behind Bartram and the Brisbane alley.

The Board discussed a residents' request for a street light at the corner of Patrick and Petigru. This item will be added to the long range maintenance list for the Association that will be completed as funds become available.

The Board discussed a request for a Covenant Amendment to require owners to hire a landscape company when they rent out their home or when their home is vacant. After discussion, the Board felt that lot maintenance was already well covered in the current version of the Covenants.

Ms. LaRoche presented a proposal to the Board for sod replacement on Holbrook Drive. The board felt that the price was high and Mr. Ingram offered to obtain an additional quote.

Ms. LaRoche is waiting on an estimate for sod replacement at the area between the side walk and street at 114 Prescott.

Ms. LaRoche presented the Board with an estimate to repair the irrigation system at the marina store. Mr. Ingram suggested finding out what exactly isn't working and he said he would look at the system and report back to the Board.

The Board discussed the current state of the retention ponds. The ponds are not looking very good and have trash accumulated in them. Ms. LaRoche will obtain bids for a new vendor to maintain the ponds.

Ms. LaRoche distributed a first draft of the 2011 budget for the Board's review.

The Board discussed an owners concern that there are two common areas that are not being maintained by The Greenery. The Board determined that one of the areas is being maintained as it should be (by the boat yard). The other area (fronting the Battery Point Lane entrance to the community) will need to be researched to see who owns the land.

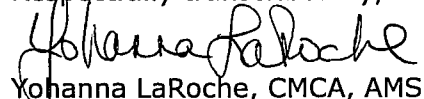
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**Next Meeting**

The date of the next Board meeting is 10/5/10 at 4:00 pm at the marina store.

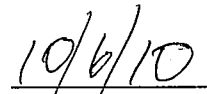
There being no further business on the agenda, and there being no objections, the meeting was adjourned at 6:05 pm.

Respectfully transcribed by,

  
Yohanna LaRoche, CMCA, AMS  
Sentry Management, Inc.

Reviewed and Approved by:

  
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Battery Point Homeowners Association, Inc.  
Secretary

  
\_\_\_\_\_  
Date

**BATTERY POINT HOMEOWNERS ASSOCIATION INC**

**AUGUST 2010**

<b>ASSETS</b>		<b>LIABILITIES</b>	
Cash in Bank - Operating	4,232.43	Payables/Prepays	59,768.05
Cash in Bank - Reserves	51,044.06	Reserves (net)	12,600.00
ARB Account	2,400.00	ARB Deposits	4,200.00
Capital Contribution	10,559.48	Operating Equity	(23,979.55)
Accounts Receivable	27,256.07	Capital Contribution	30,307.00
ARB Deposits	400.00	AR Reserves	51,777.41
Due from Oper. To Reserves	13,333.35		
Due from Operating to ARB	1,400.00		
Due from Oper. To Cap. Cont.	13,647.52		
Due from Reserve to CC	6,100.00		
Prepaid Assets	0.00		
Capital Improvements	4,300.00		
<b>TOTAL ASSETS</b>	<b>134,672.91</b>	<b>TOTAL LIABILITIES</b>	<b>134,672.91</b>

	<b>Current Period Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>VARIANCE (Over/Under)</b>
<b>TOTAL INCOME</b>	<b>16,831.78</b>	<b>133,559.80</b>	<b>135,826.68</b>	<b>(2,266.88)</b>
<b>EXPENSES:</b>				
Grounds	7,453.32	55,214.01	62,016.72	(6,802.71)
Pool/Clubhouse	4,804.32	32,742.69	21,643.32	11,099.37
Administration & Insurance	4,422.58	34,041.13	30,833.24	3,207.89
Reserves	2,666.67	21,333.32	21,333.32	0.00
<b>TOTAL EXPENSES</b>	<b>19,346.89</b>	<b>143,331.15</b>	<b>135,826.60</b>	<b>7,504.55</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(2,515.11)</b>	<b>(9,771.35)</b>	<b>0.08</b>	<b>(9,771.43)</b>

**COMMENTS:**

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