

Adair Board Meeting Minutes

July 10, 2023

Attending

- Chris
- Dan (Remote)
- Lou
- Brian
- Sandra

Budget Review, by Category

Property Insurance

- Expecting roughly \$4,000 over-budget due to mid-year increase.
- We had one claim from Lainie's water leak. She paid the deductible.
 - **Question**: Should damage to floors from water damage been covered?
 - **Action Item**: Casey will review the policy and email the Board with quick analysis.

Landscape

- We are relatively on-track with the budget with landscaping.
- There is roughly \$2,700 added to "General Repairs" which is actually re-issue of checks to RuHo from last year. So, current financials are showing the overage for this amount.

Housekeeping

- Casey is absorbing the cleaning of the Mansion common area.
- Cleaning the fitness center is an issue. Need to have further discussion w/ concierge about more regular cleaning, cleaning machines, mopping floors, etc.

Condo Fees Inflation Adjustment

- Big Question: Last year, the community agreed to do 5% last year and 5% in 2024.
 - Board could do that without further action.
 - If we need more than 5%, we need to justify it.
 - What would be the wish-list items?
 - South Corner
 - Water washout between Mendel and Mitchell residence into common area
 - When there was an issue between Manion and Marshburn Unit, HOA instructed the landscape vendor and problem was fixed properly.
 - Walkway in front of Stine's in Courtyard. It's Common Area. Board agrees walkway needs to be removed, revert to full grass.
- Discussion

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- MOTION: (Marshburn/Mitchell) Let's go w/ 5% increase in community dues, allocated across the budget, with the advisory that there may be additional increase in 2025 and/or a special assessment as needed.
 - APPROVED

Speed Limit on Adair Driveways

- There was a discussion about certain teenagers on the eastern driveway (next to James Potts) being a speed demon on the driveways. Backing up at 25-30 mph. Need to ask the family to address this.

Landscape Committee Update

- Crabapple seems to be doing only generic items on a weekly basis. Would prefer them to be more proactive.
 - **Action Item**: Will need to get alternate vendor quotes for 2024.

Landscape Lighting and Security Camera

- Fixing what was wrong, was only \$480 (not in current budget).
- Problem #1 – Lighting on Ponce is out. That's Georgia Power's issue.
- **ACTION ITEM**: Mitchell will follow up with Night Vision to get the quote on landscape lighting.

Concierge Update

- Annika will be on vacation July 17-21. Need to notify all Unit Owners, and request help with garbage cans.
- Lease Agreement Renewal
 - Annika wants to renew her lease for an additional year.
 - Question: Raise the rental?
 - MOTION: (Locricchio/Marshburn) Raise the rent by \$40/month. Justify by saying the community is going up 5% as well.
 - APPROVED
 - Clarification: Cleaning / Maintaining the fitness center

Social

- Fall Courtyard Property – Target Date October 22
 - Meg / Dan / Doug will handle this.
 - **Action Item**: Casey will send an announcement to the community.

Other Business

- Community Yard Sale – Sept 9
 - Need donations

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- By a certain date, with suggested pricing
- Need a committee
- Marketing: Druid Hill C.A. publication –
 - Also – Next Door
- Purpose: Money will go to our Landscape Community, South Corner
- **Action Item:** Announce to the community
- **ACTION ITEM: RESEARCH SQUARE FOR CC PROCESSING**
- **ACTION ITEM: SANDWICH BOARD POINTING ONTO PROPERTY**