

Traditions at Old Carolina HOA

Board of Directors Budget Meeting

Thursday, April 10, 2014

7:00 PM – Traditions Clubhouse

I. Roll Call/Call To Order

Tom Dardaris called the meeting to order at 7:00 PM

Board Members Present:

Tom Dardaris, President; Al Hanzalik, Vice President; Jackie Macquarie, Secretary; Frank Limbert, Treasurer; Mike Sampogna, Director

Board Members Absent:

None

IMC Representatives:

Trish Elliott, Association Manager/Minutes; Ron Fenstermaker, President IMC Resort Services, Inc.; Craig Fenstermaker, VP Operations, IMC Resort Services, Inc. Garrett Hamilton, Director of Accounting and Insurance.

Guests:

Gregg Alford, Attorney for Traditions at Old Carolina HOA; Denise Davis, BB&T Carswell Insurance.

II. Approval Of Previous Minutes

Al Hanzalik stated the February 11, 2014 minutes were not received to approve. Management stated the minutes were sent April 9, 2014 and will resend the email.

III. Management Report

a) Cash Position: as of April 10, 2014

Operating Checking	\$ 85,994.38
Replacement Fund	\$ 107,023.90
Insurance Reserve	\$ 21,619.97
Title Transfer Reserve	\$ 18,722.28

Title Transfer CD	\$ 10,104.79
Road CD	\$ 18,092.10
Total	\$261,557.42

Accounts Receivables was \$25,626.47

All transfer through March 2014 have been made.

Question in previous meeting regarding surplus was asked. Garrett Hamilton stated there is a surplus of approximately \$8,305.10 from previous years. Al Hanzalik made a motion to transfer the surplus into Capital Reserves. Tom Dardaris seconded the motion. All were in favor.

IV. **Old Business**

A.) Old Carolina Golf Course: Attorney Gregg Alford stated the golf course is a separate entity from the Traditions at Old Carolina HOA. The owner of the golf course can make and enforce any rules he desires. If owners within the HOA choose to ignore the rules the liability lies with that individual homeowner. This includes but not limited to walking on the golf course or cutting grass adjacent with the golf course. An owner in attendance asked what the board has done to communicate issues with the golf course owner. It was explained the Traditions at Old Carolina HOA Board has asked the current golf course owner to meditate the current issues between the two entities. To date, the golf course owner has not responded. It was also noted individual board members have reached out to the owner of the golf course but no course of communication is working. Tom Dardaris stated the board will continue its efforts to work through issues regarding the golf course.

B.) Camera's for the Phase II gate:

Al Hanzalik reported that hardware for the cameras is in place but an IP address is needed to view the camera from the internet/off site. He has spoken with Hargray and feels they have offered a good deal based on a three (3) year agreement and bundling all services. Al Hanzalik reported a quote of \$90/mo based off the three (3) year agreement. Tom Dardaris stated the board did not have the adequate information needed and all of the details to make a motion to proceed on the IP address at the current time. The board was in agreement.

C.) Separating Water Meter at Pool from Sewer

Frank Limbert reported that he was in the progress of working with BJWSA on separating the pool off of the sewer line. When further detail was available he would report to the board for a vote.

V. New Business

A.) Workers Comp Requirements:

Over the past few meetings an issue ensued as to why the HOA requires every vendor to carry workers compensation insurance. Denise Davis was in attendance to convey the importance of workers compensation since board member AL Hanzalik acted alone in calling Denise directly and debating the issue with her. All professionals in attendance (Denise Davis, Gregg Alford, Ron Fenstermaker and Craig Fenstermaker) stressed not hiring uninsured vendors and this is for the protection of the HOA. Al Hanzalik asked what if the HOA decided to hire a vendor that does not carry workers comp. Ron Fenstermaker stated IMC would demand that it is in the minutes where approval was granted that IMC DOES NOT RECOMMEND HIRING ANY VENDOR WITHOUT WORKERS COMP. If the board decides to proceed they are putting all other owners at risk. Tom Dardaris asked the owners in attendance their thoughts and the consensus was that the owners wanted the coverage. Another owner asked why the HOA carries workers comp if the vendors are required to have a policy on file. It was explained that at anytime a vendor's coverage could lapse and the Association coverage would be available. Furthermore, when the HOA insurance carrier audits the policy and finds uninsured vendors working on the property, the HOA will have to pay for the coverage for that vendor.

B.) Primary Point of Contact:

IMC has been challenged over the last few years by a board member making communication very difficult. Per the Management Agreement and the Covenants a Primary Point of Contact may be enacted. This means all communication goes through this one appointed person and they convey dialog to the other board members. The Point of Contact then reports back to Management on the board's decision. Ron Fenstermaker made it clear that through all the years of managing the Traditions at Old Carolina there have been no issues and wishes to continue the relationship with the community but under the certain conditions and dealings with AL Hanzalik have made it virtually impossible. Recent events created by Al Hanzalik such as contacting vendors on his own and making demands of them without board support or knowledge were discussed. Gregg Alford made it clear that contacting vendors directly was stepping outside the bounds of being a

board member. Tom stated to Al that he has to communicate with the board as a whole. Not picking what members he wishes to deal with. There are five (5) members on the board and all must have a say in any decision being made. Mike Sampogna read an email received from Al Hanzalik regarding Al's view's on Mike Sampogna's dedication to the HOA. Mike Sampogna found the written statement to be slanderous and was debating if he will seek his own legal action towards Mr. Hanzalik. Gregg Alford stated that he had worked with Mike Sampogna for years and found his commitment to the Traditions HOA nothing but sound and for the well-being of all others. Therefore, based on these and other actions by Al Hanzalik a Point of Contact is being requested. There was a motion by Al Hanzalik for Tom Dardaris to be the Point of Contact. Frank Limbert seconded the motion. During discussion Tom stated that he was not necessarily interested in being the Point of Contact and asked Frank to consider the position based on Frank's knowledge of the property and future projects coming up. Jackie made a motion for Frank Limbert to be the Point of Contact between the Traditions at Old Carolina Board and IMC Resort Services, Inc. Tom Dardaris seconded the motion. Mike Sampogna questioned why the Point of Contact was not the chair of the Grounds and Infrastructure committee, but agreed to Frank being the Point of Contact. Owners in attendance asked from the floor what became of the Grounds, Facilities, and Infrastructure Committee. It was explained that three (3) board members were on the committee and would recommend projects for approval. After much discussion, Tom Dardaris made it clear that having three (3) members on any committee was not a good idea, as the committee could simply approve spending funds without the Board being involved. Tom made a motion that no more than two (2) Board members could serve at one time on any Board sanctioned committee. Jackie Macquarie seconded the motion. Frank Limbert questioned why three board members could not serve as he had an issue with serving as Point of Contact and not on this committee. The vote was called Tom Dardaris, Jackie Macquaire, and Mike Sampogna agreed to no more than two (2) board members on a committee. Al Hanzalik and Frank Limbert opposed. Al raised the questions as to who will chair the Grounds, Facilities and Infrastructure Committee. Tom stated Mike Sampogna has been the chair and will remain doing so. Tom, Jackie and Mike in agreement. AL and Frank opposed.

C) Inspection of Records

Both Al Hanzalik and Frank Limbert questioned why they were denied inspection to the Traditions at Old Carolina records. It was made clear neither was denied access and the records can be reviewed as stipulated in the Covenants, Conditions and Restrictions of the HOA.

D) Personal Use of HOA Common Property

Al Hanzalik brought a picture of what he considered to be common property. It was explained the property in question was personal property being used by the property owner.

E) Adjournment

With no further business, Tom Dardaris made a motion to adjourn. Mike Sampogna seconded the motion. All were in favor. The open board meeting was adjourned at 9:14pm.