

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

June 18, 2018

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday June 18, 2018, at 5:30 p.m. at the home of Tracy McClean Scocuzza.

Present at the meeting were Tom Anderson, Linda Fields, Rebecca Leigh, David Rosenstein and Tracy McClean Scocuzza. Joe Adamczyk and Debby Reynolds were not in attendance. Also present at the meeting was Scott Lambeth and Matt Peel of Lambeth Management.

Tom Anderson, President, acted as Chair of the meeting and Rebecca Leigh, member at large, served as secretary for the meeting.

The Chair called the meeting to order. Based on the number of directors in attendance at the meeting and the Association's bylaws, the Secretary determined that a quorum was present and that the meeting could proceed.

The first item of business was the approval of the minutes of the meeting held April 9, 2018. The minutes, with corrections, were approved by the board. A copy of the minutes will be provided to Scott Lambeth for posting on the Lambeth website.

The next item of business was the report from Lambeth Management. The following was reported:

- Scott Lambeth reported that the tree list for JR Tree previously approved by the board has been completed. A list of further trees requiring attention was presented. The work set forth in this proposal was approved by the board, with a cost of \$1,300.00.
- Lambeth also reported that the spraying of the Bartlett trees has been completed.
- Further landscaping issues were presented. Lambeth advised that the numerous dead plants reported are all under warranty. The Landscaping Committee is working with the appropriate landscape providers to have these plants replaced. It was also noted that Fred Haley of the Landscaping Committee will be present at the next board meeting, which is an open meeting scheduled for August 20, 2018.
- Lambeth then reviewed the current financial reports with the board. It was noted that the Association's financial status is good. Certain accounts

receivable are being addressed. It was noted that we are currently over budget for tree work, which will be addressed at year end.

- Lambeth reported to the board that the retention pond at Fox Glove needs treatment and has been reported to Foster Lake & Pond.
- Lambeth also reported that North State Fiber Internet is not laying cable in the Lake Jeanette area and will not be until at least 2019.
- Lambeth reviewed newsletter items with the board including a reminder to members regarding the parking rules; an update as to the replacement of dead plants; and a request that homeowners spray weeds at curbs and driveways.

The board then addressed old business.

It was noted that the cost of a No Solicitation sign was too high and, therefore, there will no additional signage.

Next, the board addressed new business.

Director Adamczyk provided the board with a list of action items and concerns. The board reviewed these items.

First, the board discussed an item regarding the grading at the main dock. It was concluded that the board required additional information regarding this item and will, therefore, be addressed at the next meeting.

The next item was the need to review the condition of the trails and any maintenance needs. Matt Peel of Lambeth Management will review the trails and report to the board at the next meeting.

The board also noted that any landscape lights that need to be replaced should be reported to Lambeth Management.

It was then noted that the Master Association is responsible for the plantings at the entrances to The Point and any questions or concerns should be addressed to Roskelley Management.

It was also noted that Pest Management, Inc. (“PMI”) has been monitoring the activities of the beavers and the beaver dam.

The board then discussed the condition of the sidewalks throughout the property. Matt Peel of Lambeth Management will obtain quotes for power washing of the

sidewalks.

Finally, Peel reported that he had met with and discussed removal of landscape waste with the owner at 17 Rosebay.

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

*/s/ Rebecca A. Leigh*

Rebecca A. Leigh