

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

October 23, 2017

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, October 23, 2017, at 6:00 p.m. at the Glenn McNairy Library, 4860 Lake Jeanette Road, Greensboro, North Carolina.

Present at the meeting were Joe Adamczyk, Tom Anderson, Linda Fields, Fred Haley, Rebecca Leigh, and Melanie Tuttle. Ann Ruth was not in attendance. Also present at the meeting was Scott Lambeth of Lambeth Management.

Melanie Tuttle, President, acted as Chair of the meeting and Rebecca Leigh, Secretary, 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 August 28, 2017. The minutes 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 presented a report received from the City of Greensboro following the inspection of the biocells and retention ponds (which occurs on a bi-annual basis). As per the report, the bio cells will be re-mulched and other required actions taken, at an estimated cost of \$7,000.00, prior to late November. No action is required at this time with respect to the retention ponds.
- Scott Lambeth reported that the roofing company previously scheduled to replace the roof at the shelter on the main dock was not responding to requests to conduct the work. Accordingly, Scott Lambeth proposed the substitution of Triad Roofing at a cost of \$2,035.00 (an increase of \$145.00). The board approved Triad Roofing.
- Scott Lambeth reported that the storage box at the Gazebo has been replaced at a cost of \$300.00.
- Scott Lambeth reported that he is still pending quotes for insurance from

Traveler's and Nationwide.

The board then addressed old business.

The first item of business was a review of the proposed budget for 2018. The payment into the capital account was discussed. Scott Lambeth recommended to the board that the payment to the capital account commence in May of 2018, and each month thereafter to allow cash availability in the first four months of the year needed for landscaping and other routine maintenance items. The monthly payment would be \$3,288.00 for a period of nine months. The board approved the budget with this amendment. It was determined that there would be no dues increase for 2018.

The next item of business was the report from the Landscaping Committee. Director Haley reported that he continues to work with Sitelines to finalize an "as built" Landscaping Plan.

Next, the board addressed new business.

Director Fields, as chair of the Nominating Committee, proposed the following to be members of the Nominating Committee: Linda Fields, Steve Burns, Tom Styers and Jerry Bryant. The board approved the Nominating Committee as proposed.

The next item of business was the scheduling of the Annual Meeting. The board set the Annual Meeting for Tuesday, November 14, 2017 at 6:30 p.m., subject to availability of the Swim and Tennis Club.

The next order of business was the holding of an open forum for homeowners to speak to the Board about their issues or concerns. The open forum began at 7:30 p.m.

The homeowners present were:

Jennifer Bowden, Sandy Bassett, Diane Jones, David Rosenstein and Diane Majestic.

The homeowners present discussed the recent action by the board to enforce the requirement in the covenants that garbage cans be properly stored out of view and the impact of the sale of Lake Jeanette.

There being no further business, the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

*/s/ Rebecca A. Leigh*

Rebecca A. Leigh

Secretary