

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2020 Board of Directors
September 15, 2020

A meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc., a North Carolina nonprofit corporation (the "Association"), was held on Monday, September 15, 2020 at 6:00 p.m. In accordance with CDC guidelines during the COVID-19 pandemic the meeting was conducted by video conference.

In attendance were Board Members:

David Rosenstein, President	8 Cross Vine Cove	davergso@hotmail.com
Rebecca Leigh, Vice President	8C Indigo Lake Terrace	rebecca@leighlaw.com
Debby Reynolds, Treasurer	21 Rosebay Lane	debbyl@mindspring.com
Susan Shadis, Secretary	302 Cross Vine Lane	s.shadis@mac.com
Joe Adamczyk	401 Cross Vine Lane	jwadamczyk@sdvcommandsource.com
Alma Holland	4 Foxglove Lane	axhollan@gmail.com
Robin Stiles	5 Indigo Lake Terrace	drcstiles@gmail.com

Also in attendance was [Matt Peel](#) of Lambeth Management.

The Board President, David Rosenstein, called the meeting to order at 6:04 p.m. A quorum was present so the meeting could proceed. The minutes of the last meeting on August 10, 2020 were approved by unanimous email consent and posted on the webpage at [The Point Page](#).

MANAGEMENT AGENT REPORT, MATT PEEL

The Lambeth Management Report includes updates of old business activities.

Sidewalk Repair

The damaged sidewalk in Checkerberry Square were repaired by McGee Brothers

There were no issues received from homeowners
Debby Reynolds inquired re: the cost - \$ 6900.00

Fence Repair

The fences will be done on 16 September 2020

Project is going as planned
Fences will leave room for root growth
Should be completed this week

Streetlight Improvement to Checkerberry and Thimbleberry Alleys

In conjunction with the plan to replace streetlights in Checkerberry Alley with new streetlights that will match the existing streetlights throughout the Point residents along Thimbleberry Alley are being surveyed about adding streetlights to improve safety and provide uniform lighting along Thimbleberry Alley. Proposed new streetlight locations have been flagged and association members who may be impacted by the installations have been contacted by Lambeth Management.

Preliminary results of the survey of every homeowner on Bearberry and Thimbleberry whose home backs up to Thimbleberry Alley

8/9 responses received thus far – 7/8 in favor
Responses due NLT Monday 21 September 2020
Obtaining costs estimates – decision will be based on cost and what we have in capital funds – may not do everything at once

Detention Ponds/Biocells

Cost was \$ 8K – this was over budget. However, we had \$ 7K budgeted for trails and roundabout landscaping which can be used to offset this and allow Southernscapes to accomplish required touch up

Comment received from the Cheney's on Laurel Cove – very pleased with the response in getting the Laurel Cove Detention pond/area cleaned

Joe Adamczyk recommended that Lambeth contact the City of Greensboro re: allowing the biocells to return to the natural state as the city no longer requires biocells – Matt peel will check on it

Prepaid Dues: Higher than usual – Net Cash \$ 2500

Point Dock Repair/Renovation:

- Questions were raised re: what is required to prevent the overlay from cracking; provide proper drainage; etc.
- Lambeth reported various options:

- o Redo, seal, and restrain overlay – don't do anything underneath – Adamczyk noted – this would not solve the issues
- Questions:
 - o Re: last work done – about 2 years ago – not certain
 - o Who owns it? – The Point
- Lambeth will look for companies that level and seal and do this work:
 - o Triad Basements
 - o McGee
 - o Quality Control
- Based on input Board will decide how to proceed

Irrigation

SouthernScapes contract calls for them to advise of potential issues – state of system clearly indicates this has not been done

Have received 2 estimates – Baxter and Greens visions –

Adamczyk will put together an analysis and provide to Board with proposal / for further discussion

Architectural Control Committee (ACC) Activity Report and Update for May

ACC Requests – Lambeth provided an update – noted nothing of consequence

- Discussion re: 7 Foxglove Lane request for rear of home along Checkerberry Alley –
- ACC approved work outside the Landscape Maintenance Easement on the property – work in the easement was referred to the Board as directed – Homeowner wants to appeal
- Board will work with a landscape company and the homeowner on the request to achieve a consistent landscape look within the entire Foxglove landscape maintenance easement along Checkerberry Alley.
- SouthernScapes will clean up the landscaping in the area to bring it back to some semblance of acceptability during the planning process.

ACC Membership

- There is a vacancy on the committee
- Candace DeSantes nominated to replace Laura Weber – seconded and approved
- President will send an e-mail to Candace and HT advising same and welcoming Candace
- All positions now filled

Executive Sessions

- Discussion re: posting on website – based on the opinion of outside counsel – we are in compliance

OTHER OLD BUSINESS

Low Voltage Lighting Replacement and Repair

- The low voltage landscape lighting project is complete
- Board voted to not accept free maintenance discount for vendor signage in each area – resulting in an additional cost to the project and requirement to also pay for any future maintenance
- Adamczyk will advise Lambeth to pay the additional costs and also consult vendor re: cost of annual maintenance and any warranties

The next Board Meeting will be on October 12, 2020 at 6 p.m. in a manner consistent with the then current State guidelines for public meetings during the coronavirus pandemic.

There being no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

/s/ Joseph W. Adamczyk
Joseph W. Adamczyk
Acting Secretary

Approved by The Point at Lake Jeanette Board of Directors on Monday, October 12, 2020.
To view archived minutes go to The Point's [Meeting Minutes](#).

