

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the 2019 Board of Directors

April 15, 2019

A regular meeting of the board of directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Monday, April 15, 2019, at 6:00 p.m. at the Lake Jeanette Swim & Tennis Club.

Present were board directors: Tom Anderson, Rebecca Leigh, Tracy McLean-Scocuzza, David Rosenstein, Debby Reynolds and Susan Shadis. Also attending was Matt Peel, representing Lambeth Management.

After the meeting was called to order by Tom Anderson, the February 4, 2019 Board Meeting minutes and the April 10, 2019 Special Board Meeting minutes were approved as written.

LAMBETH MANAGEMENT REPORT

Matt Peel discussed the following topics:

1. A USPS letter will be mailed to The Point Residents containing:
 - A Directory Request with an opt out option
 - Constant Contact signup procedures.
 - Mailbox standardization details based on each Village of The Point: Laurel Cove, Dutchmans Pipe, Rosebay, Indigo, and Checkerberry Square communities. (See Architectural Control Committee (ACC) Guidelines Article VI, Section 3.)
 - Standardization details to include the conformity of numbers, the location of the numbers and the post paint colors for each village.
 - A list of where to buy the numbers and companies to repair and paint mailbox posts.
 - An updated list of Board Members including ACC and Landscape Committee members.
2. Accounts in arrears were briefly discussed with the payment of a lien explained.

OLD BUSINESS

1. All LED street lights have been replaced via Matt's contact person from Duke.
2. Debby Reynolds discussed landscape concerns:
 - Walking paths need to be contained and mulch applied.
 - Rosebay cul de sac plantings need to be assessed and remedied urgently.
 - Rocks need to be replaced from Dutchmans Pipe to the lake.
 - The hedge near the black pipe behind Dutchmans Pipe and Rosebay needs to be trimmed.

NEW BUSINESS

1. All Village docks will be inspected for bench repairs and replacements by Lambeth Management based on Debby Reynolds' report of the dangerous condition of a bench at the dock near her home.

It was noted that the next Board Meeting will be held on June 17, 2019 at 6 p.m.

The meeting was adjourned at 6:55 p.m. to prepare for the Open Forum Meeting at 7:00 p.m.

Respectfully submitted,

Susan Shadis
Secretary

OLD BUSINESS ONGOING	DATE DISCUSSED	DATE COMPLETED	ASSESSMENT/PLAN	NOTES
Common Areas	2/18; 6/18			Establish current map. Trash pickup scheduled and assessment of needed repairs formalized.
Trails	2/18; 6/18; 4/19		4/15/2019 Tracy McLean-Scocuzza & Fred Haley will assess.	Establish current map. Trash pickup scheduled and assessment of needed repairs formalized.
Security Company	2/18			List of security companies currently in The Point.
Snow & Ice	2/18; 4/18			Policy requested.
Landscape	11/17; 12/17; 8/18; 10/18; 4/19			Both entry landscapes to The Point must be addressed. The 'as-built' landscape plan (11/14/2017) is requested. Assessment of current plants similar to one provided by John Reilly for trees (see 2/18 Minutes).
Fiber Optics Installation	6/18; 8/18			Status of 2019 North State Fiber Installation.
Lake Jeanette	6/18 ongoing			Beaver impact and report from owners on health of lake requested.
Lighting	10/18; 2/19; 4/15		4/17/2019 Joe Adamczyk assessed.	Plan and followup to repair based on assessment by Joe Adamczyk. (See attached)
Road Repair	11/18; 4/19		4/15/2019 David Rosenstein & Tom Weiss will assess.	Dave and Tom will assess current road conditions (4/2019) then apply to the City and Councilman Outling to repair The Point roads in need.
Solar Panels	2/19; 4/19		ACC	Additional ACC guidelines were added and approved to address solar panel installation (2/4/2019).

Lighting Assessment Email of April 18, 2019

Matt:

Good morning. Hope you had a good evening. I conducted MBWA last night as a result of our meeting on Tuesday and previous messages re: Point lighting. The list of outages follows. Noted as best I could recollect how long each has been out – no comment indicates I did not know.

As you know these outages impact safety, curb appeal, and overall neighborhood aesthetics and resident satisfaction. I'm not sure who is responsible for lighting save the Duke Power street light, but whoever is has failed in their responsibilities. Do we have a contractor? If we have a contract for lighting and repair with a company we should review the terms and hold them to it. If we do not, then who is responsible and what are our expectations re: repair, replacement, and especially monitoring and response?

Appreciate any insight you can provide and also what we are doing to get these lights repaired, replaced, and monitored so that when they do go out we can expect repair/replacement within a reasonable time and not weeks/months unless there is a very good reason

Outages follow – I've attached some photos and have photos of each item noted except the street light. Feel free to contact me if you have any questions re: location or status.

Regards

Joe A

Main Front Gate

-3 of 5 tree lights inoperable – at least 2 have been that way in excess of 2 months

Checkerberry Sign

-Completely out

Bearberry

-First street light on left as you turn down Bearberry from Checkerberry – at least several weeks

Column in Island at Intersection of Checkerberry and Cross Vine

-Light in the top – inoperable – has been for months/years

Pergola at circle above

-Completely out of synch – reported over 2 months ago

- Sides come on at different times seldom together
- On during day; sections off during limited visibility
- Tree lights in rear same
- Selected light inop

Entrance to Laurel Cove

-Light on right column/Laurel Cove sign inop

-Lights in top of columns inop – out for months/years

Point Park at Laurel Cove

-Tree light on left at vehicle gate inop

-Lights on footbridge 2 on side away from park inop – at least 6 months