

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Meeting of the Board of Directors

January 19, 2021

A regular meeting of the Board of Directors of The Point at Lake Jeanette Association, Inc. (the "Association") was held on Tuesday, January 19, at 5:30p.m. via Zoom.

Those present were: David Rosenstein, Debby Reynolds, Greg Evans, David Reese, Lily Stufken, Joe Tomlinson, Robin Stiles, and Alma Holland and HOA Manager, Shannon Carter of Lambeth Management.

A quorum was established. The meeting was called to order at 5:34pm.

David Rosenstein, acting President, welcomed the new members to the Board. (Greg Evans, Lily Stufken, and David Reese)

The first item of business was the election of officers. Debby Reynolds made a suggestion to move the election of officers to the end of the meeting. David Rosenstein agreed.

The next item of business was the manager report made by Shannon Carter of Lambeth Management. The following was reported:

1. An update was given regarding the lights on Checkerberry Alley, specifically #2 Checkerberry (Mr. Shane Baldorossi). Duke Energy was recently contracted to install a shield on the pole light. Duke Energy misspoke in stating one could be installed, but after further inspection, they are not able to install a shield on the existing light fixture. A temporary solution was discussed and agreement was made to either turn the pole light off or to remove the bulb completely to help assist with the homeowner's medical condition. That should happen within the next 3 days.
2. Repairs on the Bearberry retention pond were discussed from the quote that was provided by Bob Ellis of Southernscapes (emailed to all Board members). Foster Lake & Pond who does have a monthly contract with The Point for inspections, noted several items that needed attention. FLP did give an estimate of repair, however, one was obtained from Southernscapes and was less expensive. Further discussion was also made regarding an additional estimate for the scope of work to repair an extensive drainage issue behind #6 Rosebay Circle (Mr. Charles Arthur) (emailed to all Board members). David Rosenstein explained in detail as to the remediation for repair. Debby Reynolds made a motion to approve both estimates for the Bearberry Pond repairs, as well as the drainage behind 6 Rosebay Circle. Motion was seconded and approved. The scope of work for both projects is not to exceed \$14,000.
3. Capital expense of \$3500 was noted on the December 2020 financial report for the dock work that encompassed repairs/restaining by Concrete Surface Alternatives.
4. Another discussion was conducted regarding an additional estimate for drainage remediation at the dock. (emailed to all Board members) Drainage runoff is getting to the dock and defeating the purpose of recently having the dock restrained. Runoff will continue to cause an issue. Southernscapes to install a channel drain and divert water into the lake. A motion was made by Debby Reynolds to approve the drainage work for a cost of \$675. Motion was seconded and approved.
5. One last discussion was made regarding landscaping at the guard house entrance off Elm Street. Southernscapes quoted adding shrubbery to the area (emailed to all Board members). Members of the landscape committee did not agree with what Southernscapes

suggested to be planted. Shannon Carter made a suggestion to ask Tim Knowles what he would suggest to be planted in the area and to have Southernscapes and A&A to quote. Other Board members agreed to this suggestion. Further discussion was had regarding the planting beds at both signs. There were mixed reactions as to what to do in these areas. David Rosenstein has spoken with Deborah Roskelly of the Master Association. The Point has been given permission to plant their own items in that area, but the cost for that would be the responsibility of The Point and not the Master. Debby Reynolds mentioned that she feels that adding a 3-step planting of evergreens, perennials, and annuals would be a nice addition to the area so that there would be color there year round. Again, we can have Southernscapes and A&A to quote these areas.

6. Southernscapes has finished with the pine needle application and pruning on the grounds.

7. Greg Evans brought up the pond in Laurel Cove close to the main dock. He asked that it be relayed to Southernscapes to cease placing debris in the pond and to be careful with turf applications that are being spread and getting into the pond. Shannon Carter to speak with Southernscapes.

The Board then addressed old business:

1. Small dock benches - the benches for the other docks are still on order and have not been received to date. David Rosenstein expects that they will be received soon.
2. Stonework repairs - There are several stone columns throughout The Point that have loose or missing stones. Joe Adamczyk had received an estimate for repair. David Rosenstein was unable to recall who the vendor was, but will go back and look and send to Shannon Carter. He believes the price associated with that estimate was approximately \$12,000, which would be a capital expenditure. Shannon Carter stated that we can also have Greensboro Masonry quote this project as well.
3. Stairs on Checkerberry Alley - David Rosenstein mentioned that the stairs on the alley still have not been completed. Shannon Carter stated that she spoke with Todd at T&T and they would not be able to address the stairs any further until late February - March. Both David Reese and David Rosenstein were in agreement that the work done to date made the situation worse. David Reese suggested that we look further into adding something that may be more permanent and lower maintenance than the treated wood that is there now; possibly concrete. Others agreed. Shannon Carter to address that suggestion with T&T.

The Board then addressed new business:

1. Shannon Carter stated that during her site visits to The Point that she has noticed how overgrown the holly trees are throughout the community. Specifically the ones at the entrance to Indigo, as well as others down near the trellis area and at the entrance to Laurel Cove. They are growing over the sidewalks and encroaching on the street lights. Several Board members agreed. Shannon Carter said she would get estimates for trimming/removal from JR.
There are bushes/trees on each side of the larger Rosebay sign. Shannon Carter was asked to discuss with JR that if they were trimmed down to about 2-3 feet, if they would still survive.
Several Board members stated that they are not completely satisfied with the work that Southernscapes has been hired to do. They don't feel they are keeping up with pruning/shrub trimming very well and also inspecting the irrigation system. A discussion proceeded about either revisiting Southernscapes contracting and removing the trimming work or to get additional bids on the lawn maintenance. A suggestion was made to have

the trimming/pruning conducted by another vendor than Southernscapes. Shannon Carter will speak with Bob Ellis of Southernscapes to rework the contract to remove trimming and any irrigation work.

2. Signs - David Rosenstein asked that consideration be given to condensing the metal signs that are throughout The Point to be consistent with the other existing signage.
3. The following officers were elected:
President - Debby Reynolds
Vice-President- David Rosenstein
Treasurer- Greg Evans
Secretary- David Reese
4. David Rosenstein discussed committees that are in place at The Point. Even though Joe Adamczyk has rolled off of the Board, David thinks that it would be a good idea to create a committee for Joe to chair that looks over maintenance items in the community. Joe has put a significant amount of time and effort into compiling items that need to be addressed and he would be great at continuing that work. David Rosenstein made a motion to create a new committee named "Maintenance and Infrastructure Planning Committee". It was seconded and approved. The current Landscaping Committee is not very active at this time, but oversees plantings/landscaping items. The ACC Committee governs exterior structural changes and will remain in place.
5. 2021 Meeting Schedule - we do not need to meet monthly. Shannon Carter suggested the third week every month and volunteered to put a schedule together for Board review.

The meeting was adjourned at 7:26pm.

Respectfully Submitted,
Shannon Carter
Lambeth Management