

**Phoebe Park Association
Emergency Meeting
Tuesday, September 18, 2018
Starling Tennis Club – 3:00pm**

Call to order:

- The meeting was called to order at 3:00pm. The meeting was properly noted on the bulletin board. Quorum was confirmed and board members, Ellen Chambliss, Todd Ziegler, Gary Winters, and Susan Melita were introduced to the audience.
- Bonita Vandall was present.
- The board discussed the resolution of a dispute regarding moneys owed to Duval Landscaping. Duval refused to make allowances for work that was not completed. Our attorney recommended paying the total balance. A motion was made by Gary Winters and seconded by Todd Zeigler to pay for full balance including the contracted amount and the irrigation repairs. It was passed by the board.
- Todd led an informative discussion regarding the proposed budget for 2019. He presented five different budgets that addressed line items and future reserve funding. The 2019 budget will be voted upon at the October 24th meeting.
- The board discussed two Capital proposals to repair the mainline irrigation break at the end of Phoebenest Drive. A motion was made by Gary Winters and seconded by Susan Melita to reroute the mainline outside of the wooded area to the first valve at a total cost of \$ 1962.00. The motion was approved by the board.
- Bonita Vandall shared with the board that the future monthly inspections by Vanguard beginning in September will be expanded. The representative will do a walkthrough to include all areas of the community: the pool area, the common areas, and the front, side, and back areas of the villas.

Adjournment:

Meeting was adjourned at 4:00pm.

Respectfully Submitted,

Susan Melita

Secretary