

## January 23, 2012 CFPOA Board Meeting Minutes

### Cottage Farm Property Owners Association, Inc.

David Homyk, President  
Gary Bradley, Vice President  
Milbrey Gnann, Secretary  
Andrea Coulter, Treasurer

PO Box 2223  
Beaufort, SC 29901  
[www.cottagefarm.org](http://www.cottagefarm.org)

Jamie Boswell, Director  
Orren Bell, Director  
Jill Williamson, Director

**Call to Order.** The CFPOA Board of Directors and members of the ACC met at David Homyk's home (2506 Glendale Lane). A quorum was present (four officers and three directors). The meeting was called to order at 7:05 p.m. on January 23, 2012 by David Homyk, President.

#### **Roll Call**

Present: David Homyk, President; Gary Bradley, Vice President; Andrea Coulter, Treasurer; Milbrey Gnann, Secretary; Directors Orren Bell, Jamie Boswell, and Jill Williamson.

Absent: None.

Guests: ACC members Harley Laing, Ken Griswold, and Hazel Rose; Property owners Paulo Pacheno, Brooke Cucinella, and Bill Hodsdon.

After roll call and being the first meeting of 2012, we all introduced ourselves to each other.

Harley Laing: Has lived in our community for 7 years and has served on board or ACC all but one year.

Jamie Boswell: Has lived in our community for 21 years. Is 2012 Chairman of the ACC

Milbrey Gnann: Has lived in our community for 10 years. First time serving on the board.

Jill Williamson: Has lived in our community for 20 years or so. Used to ride horses in Cottage Farm when it really was a Farm.

Ken Griswold: Has lived in our community for 10 years.

Andrea Coulter: Has lived in our community for 18 years. Was the 3<sup>rd</sup> President of our association. Has been a few years since she has been on the board.

Orren Bell: Has lived in our community for 20 years and has served many roles. Very proud of our community.

Bill Hodsdon: Has lived in our community for 15 years.

Brooke Cucinella: Has lived in our community for 1 year.

Paul Pacheno: Has lived in our community for 1 year.

Hazel Rose: Has lived in our community for 11 years. Is now on the ACC.

David Homyk: Has lived in our community for 3 ½ years. Was on the ACC two years (just completing Chairman spot and Vice President of Home Owners)

Gary Bradley: Has lived in our community for 16 years.

#### **Approval of Minutes**

Andrea made a motion to accept the minutes of the December 12, 2011, Board meeting; Orren seconded. All voted in favor and the minutes were approved.

#### **Treasurer's Report**

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- Prior to the meeting, Monty emailed to all Board members the consolidated bank statement for December [with the most recent grand total of \$44,685.31 in all accounts and CDs] and the Treasurer's Report.
- Andrea has been working with Monty with her transition to Treasurer. Very happy with status of the records. Monty has really worked hard.
- Dues: 56 lots have paid, 5 for ACC/Board Members: 61 out of 116 have paid. Milbrey will send out an email reminder and Orren will check on the sign to remind owners of the January 31, 2012 due date.
- All bills including the insurance bill of \$3,202.00 paid. After researching, we got a great deal on our insurance through State Farm. Jill, Andrea, and Milbrey will meet with our representative about the policy's new requirements prior to next's meeting. Especially, prior to the work being completed on the dock. Andrea to set up meeting.
- Surplus money goes into the reserve account.
- Tuesday, January 24 at 4 PM those needed will go to the bank, CBC for signature card.
- Jamie made a motion to accept the Treasurer's Report; Gary seconded. All voted in favor and the motion passed.

### **ACC Report**

- Jamie distributed hard copies of the ACC report and summarized recent approvals/activity:
  - Lot 94: Discuss unresolved issue of side and rear landscaping. Sent email to DeLucia on the 19<sup>th</sup>. No response from them to date
  - 2604 McChesney: ACC agreed that the limb and small tree on the common area should be removed. In process of obtaining a bid from Action Tree Service. Beyond the ability of our association cutting crew.
  - Jim Pyke on Cottage Farm Drive: Renters erected a storage shed and gazebo in ACC non-compliance. Information only. Mr. Pyke has requested the renters to remove items.
  - 2407 Glendale Lane: ACC approved his plans and proposed plot for construction and location of a 10'x12' storage shed in compliance with ACC guidelines
  - 313 Cottage Farm: Owners present at meeting tonight along with 2 cans of stain for the fence. Jamie took information. Will be handle through the next ACC meeting. Owners preferred Red wood nature.

### **Old Business**

- Art reduced time on pond fountain to 3 hours each.
- Bill Hodsdon presented his Martin & Lindsay's estimate for yard repair done from the trenching in his backyard when the fountain in the pond broke. The estimation of repair is \$345.40 which includes site prep, sod, and sales tax for the 17'x57' area. After much discussion and ways to cut cost, Gary made the motion to return Bill's yard back to its original state with the proposal estimate with Martin & Lindsay for site prep and sod. That way it is done and any more problems with grass not growing can be addressed by the landscape. Andrea second. All voted in favor and the motion passed.

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- Bill also presented the board with the Report from Isiah Smalls of the City concerning our detention pond. Detention means it goes to the creek. Our system is good except one pipe needs replacing. It is very eroded. We need to get estimates to repair and also to test the water. City stops at the curve when it comes to repairs like this – a fine line. Milbrey who has the copy of the report will investigate cost of repair.
- Dock repair. Discuss last meeting. None has started. No one has reviewed the estimate with the contractor since last meeting to see if price has changed. David to take action and to work with Arlene. Re-estimates needs to include any needed changes to be in compliance with the new insurance policy.
- Rail Right of Way Litigation presented by David. Jamie, David, and Art meet with Attorney Thomas S. Stewart and Paralegal Elizabeth McCulley. All land in Cottage Farm was intended for development. We have about 50,000 feet in common area by the rail road. Once appraisal is completed to insure highest value for land (could mean \$8 per foot vs \$1 per foot). Resident Marc Fisher is involved. This could be a nice settlement for Cottage Farm and owners residing on the rail.
- Caroling on December 22 was a lot of fun! Thanks to all the neighbors who participated.
- Uncollected 2011 dues. One family in foreclosure status recently paid two checks for the amount of \$201.60. Both checks were deposited into Cottage Farm bank account. This property owner called Andrea and reported the mistake in the checks. Only one check was supposed to be written and sent. Andrea presented the board with the dilemma. After much discussion, Gary motioned that we first determine how much their assessment dues are for 2011 with penalties and ½ the dues for 2012. If there is anything remaining from \$403.20, present these property owners a refund. Orren second the motion. All voted in favor and the motion carried.

### **New Business**

1. Motion made by David to have Art Markle as our Beautification Committee Chairman. Jamie second. All voted in favor and motion carried.
  - a. \$1,000 already in 2012 budget.
2. Storage shed is \$35 per year in Port Royal. David made the motion to keep the storage shed for 2012. Orren second. All voted in favor and motion carried.
3. Milbrey needs to update website with names of new board and ACC members. Gary Bradley will serve as the second moderator of cfnet.com.
4. Orren moved mailbox issues over to Jamie the new chairman of the ACC.
5. Orren put out some food for thought about erecting a flag pole to entrance of our neighborhood. Costs will be about \$1,500 (25 foot pole, ½ bucket rental, and flood light placement). If you need to see an example, go out on Highway 170 and take a look at the flag pole at the Social Security Office. It is 30 feet. Being a military town and proud of being Americans, this would be a nice touch for our community. Property owners might want to donate for this project. Milbrey to organize through the website and email feedback from property owners. If passed it would be great to have the dedication done at the Fourth of July Parade.

### **Schedule Next Meeting**

The next Board meeting will tentatively take place on Monday, March 12, 2012, at 7:00 pm at Orren Bell's home (369 Cottage Farm Drive).

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**Adjournment:** Gary made a motion to adjourn; Orren seconded. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Milbrey A. Gnann  
Secretary