

Mackintosh on the Lake
RAC Meeting Minutes
April 18, 2011

Developer present: Joe Cebina, Rob Davenport, GS Carolina

Management from PPM present: Stacey Owen

RAC present: Joan Sullivan/Glenmoor Townhomes, Ray Schwartz/Stirling, Bonnie Davis/Glenmoor Patio, John Rinehart/Newberry, Allan Blinn/Tayside, Phil Kinney/Ballantrae, Tony Caminiti/Avalon, Denise Drury, Kenross Meredith Gornto/Inverness, Lisa Wolff/Braemar
Absent: Lisa Thomas/Prestwick

Pool Committee present: Judy Caminiti

The meeting was called to order at 3:05PM by Stacey Owen. The March minutes were approved with one change.

The pool will open for the 2011 season May 28th and will close Sept. 25th. The pool will remain open until 9pm for 12 weekends only during the pool season June 10 through Aug 27 at an additional cost of \$1,440.00 per the pool committee's recommendation. The pool committee contacted the adjacent residents to ensure that leaving the pool open will not be a nuisance to them. Swimming after dark is not permitted. Guest passes will allow 20 guests for each resident during the pool season. Each guest will equate to 1 punch on the card. 1 additional card at a cost of \$40 may be purchased during the pool season. Table umbrellas and a lane rope were ordered and will be installed by the pool company prior to the pool opening.

PPM reported on the financial statement. Painting of the wood fencing throughout the community and wooden structures on pool deck was completed last week. The sign repairs for the Avalon and Braemar signs will be done by the original installer Ruocchio Designs. The fountain repairs to the 2 main fountains were completed by Foster Lake and Pond and they will be maintaining them on a monthly basis. The light is on order for the clubhouse parking lot and is approximately 6 weeks out for installation. A 3rd 'no soliciting' sign was purchased for Bonnar Bridge West and will be installed this week. Many trees are leaning from the storm and PPM will address this with the landscaping company.

GS Carolina determined that the rock quarry blasts are regulated at the state level by NCDENR. PPM provided a contact for NCDENR to the RAC and will request that an audit of the quarry be performed. John Rhinehart contacted the City to reduce the wait time at the street light at Bonnar Bridge and University Drive. The Committee thanked him for his efforts. The 'feathering in' of the streets around raised manhole covers will be done this week.

The Developer gave their report. There were 5 sales contracts last month. The deal to move the Discovery Center is ongoing as well as the plan to move the flag poles. It was determined that the flag poles may be moved and stored temporarily if it is more cost effective.

Several lightbulbs are out in the clubhouse and will be reported to Service Master Clean. The chandeliers will be checked. PPM will have an audit performed of the outside lighting at the clubhouse and pool and replace any bulbs and repair non working outlets. A timer will be placed

on the flood lights at the poolhouse. A concern was raised about the treadmills and their lifespan. PPM will investigate whether they are owned or leased and report back next month with options. The cardio TV is not working and PPM will have that repaired. A pole light at the tennis court is turned and PPM will repair.

The meeting was adjourned at 4:30 PM. The next meeting will be held May 23rd at 10:00AM at the clubhouse.