

**Mackintosh on the Lake**  
**RAC Meeting Minutes**  
**June 20, 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, Allan Blinn/Tayside, Phil Kinney/Ballantrae, Tony Caminiti/Avalon, Denise Drury, Kenross Meredith Gornto/Inverness, Lisa Thomas/Prestwick  
Absent: Lisa Wolff/Braemar, John Rinehart/Newberry  
Pool Committee present: Judy Caminiti, Tina Smiley

The meeting was called to order at 10:05AM by Stacey Owen. The April minutes were approved.

PPM gave a report on the status of the clubhouse repairs. In May, members of the committee met and selected replacement carpet and cabinets. The demo work inside is complete to include removal of the drywall at all exterior walls. In removing the drywall, a pre-existing condition was found that needs to be remedied prior to restoring the inside of the clubhouse. Prior evidence of water damage was found inside the exterior walls. An engineer was contacted to determine the cause of the damage. The cause is improper grading at the clubhouse exterior. PPM is soliciting bids for repair. It is expected that the clubhouse will remain closed for another 4-5 weeks.

The financial report was reviewed. The Association is over budget on painting, maintenance to the fountain and the access control system. HOA expenses will need to be carefully monitored.

The Discovery Center was removed and the area will eventually be grass. The parking lot will remain.

A discussion on the pool followed. On Saturday, June 18<sup>th</sup> a resident brought glass in through the back gate and the glass broke and entered the main pool. Pool Professionals closed and drained the pool in accordance with health code. Pool Professionals is working to vacuum, powerwash, fill the pool and rebalance pool chemicals in time to reopen the main pool by the weekend. It was reported that the lane rope installed is too short. PPM will report this item to Pool Professionals. A concern over smoking at the pool was raised. The Board decided to enact a 'No Smoking' policy at the pool. Signs will be posted on the pool gates. A request was made to relocate the dog station on Bonnar Bridge West to a location more frequently visited near the Braemar entrance on Bonnar Bridge. PPM will send a contractor to move the dog station.

PPM will send notification by email to the residents to update on the status of the clubhouse and the pool and the change to the pool rules. A brief discussion on the community Facebook page followed. The Board clarified that Facebook is not a communication tool of the HOA and that any person wishing to contact the HOA should contact the community manager directly.

The meeting was adjourned at 12:10 PM. The next meeting will be held July 25th at 10:00AM at the clubhouse.