

Mackintosh on the Lake
RAC Meeting Minutes
July 19, 2010

Developer present: Joe Cebina, Rob Davenport, GS Carolina

Management from PPM present: Stacey Williams

RAC present: Joan Sullivan/Glenmoor Townhomes, Allen Blinn/Tayside, Bonnie Davis/Glenmoor Patio, John Rinehart/Newberry&Avalon, Meredith Gornto/Inverness, Lisa Thomas/Prestwick, Phil Kinney/Ballantrae

Absent: Ray Schwartz, Scott Hrinko, Tamra Kress

The meeting was called to order at 8:35 AM. The meeting was held at the community clubhouse located at 4210 Bonnar Bridge Parkway. Each homeowner introduced themselves and their background. Joe Cebina gave an overview of the role of the Master Associations, sub-Associations, and the difference between PPM, the management company who works for the Association and the Developer, who works on behalf of the bank and is the current Board of Directors for the community. Joe covered the recent history of the project and that PNC Bank took the asset of Mackintosh as a deed in lieu of foreclosure late 2009.

GS Carolina has met with the City of Burlington numerous times over the past 6 months to ensure the appropriate surety was in place to satisfy the City. A Letter of Credit is currently in place and work known as “substantial completion work” will begin this week consisting of concrete repair and utility adjustments, and paving. This work, along with the final overlay of asphalt is expected to be complete within the next 100 days. Bonnar Bridge West, Tayside and Glenmoor Townhomes are the only areas that will not receive the final overlay. A notice will be sent to all residents so they can be aware of this work.

The purpose of the Resident Advisory Committee (RAC) will be to open communication between the residents and the Developer and Management Company and to encourage HOA transparency. The RAC has no voting authority, but it is the Board’s request that the RAC will share information with their section of the community and bring questions and suggestions back to PPM and GS Carolina on behalf of their neighbors. The RAC will meet monthly at the clubhouse and meetings will alternate between morning and afternoon meetings to help accommodate schedules.

The monthly financial statement was reviewed line by line. Stacey explained that PPM opens a separate bank account for each association that they manage and that the accounts are balanced monthly. It was noted that the electric expenses are running over budget for the year but that may be due to the additional costs associated with operation of the pool. PPM and the Board will continue to monitor that expense. The statements are also available to any HOA member upon request.

New Business was discussed concerning pool and clubhouse items. The cleanliness and overall look of the pool needs improvement. PPM is meeting with Pool Professionals following this meeting and will voice these concerns and ask for results. Other maintenance items such as a ceiling stain were noted and PPM will resolve this matter. Improvements such as replacing the carpet and upgrading the kitchen were discussed. At this time, the bank is most concerned with meeting the necessities of the neighborhood, maintaining the facilities that are already in place and moving forward with marketing and development at Mackintosh.

Other areas of resident concern were general upkeep and grass cutting throughout the common and undeveloped areas, tree replacement, and removal policies, missing sidewalk issues, and some isolated drainage issues. GSCarolina agreed to investigate these areas and report what actions could take place.

The meeting was adjourned at 11:50AM.