

CPHA Minutes—October 2004

Board members: ✓ Andrea Cassidy Treasurer
Allen Fugler
Beau Graugnard Vice President
David Jarrell
✓ Dan Lupton
✓ Richard Shurley President
✓ Elizabeth Swoope Secretary

Other attendees: Denise Serrate, Kerry Morris, J. T. Migliore

The CPHA Board of Directors met October 12, 2004. Richard called the meeting to order.

Andrea moved that the minutes from the last board meeting be approved and Dan seconded the motion. The minutes were approved.

Old Business

New construction: Richard will contact Greg Flores to remind him about finishing the area around the sidewalk extension in the first section of phase III.

Public access servitude in Phase III: Andrea and Richard will continue to investigate what needs to be done with this.

Annual meeting: Heather Pourciau of Bloomberg and Associates, who will be handling our insurance when we renew next year, will be at the annual meeting to answer questions about our insurance situation.

The budget actual expenditures will be updated before the annual meeting.

A copy of the presentation for the annual meeting will be e-mailed to board members sometime the week before the annual meeting for comments.

An update on the Fairway to United Plaza cut-through will be requested from Fred Raiford.

New Business

Light out: Andrea will contact Entergy about a non-functional light near one set of mailboxes in Phase I.

Landscape committee: The donated sago palms were planted at the pool. The landscape committee will survey the landscaping on the common grounds and make recommendations for removing, trimming, and planting.

Lien on 8514: A lien was filed against 8514 in 1997 in the name of the previous owner (Rowell) although the unit was purchased by the Causeys in 1995. Denise will check with our attorney about the legal situation. Kerry said she thought that the balance might be the total from both the Rowells and the Causeys.

Dan moved and Richard seconded that we collect the balance from the Causeys. The motion passed.

Update 10/19/2004: At the Causeys' request, Denise researched the available records to determine exactly who owed the balance for which the lien was filed. In those available records, there was no evidence that any dues are still owed on 8514 so Richard will handle getting the lien removed.

Lien on 8414 (formerly Templet): Denise will verify that a lien was filed against 8414/Templet. If a lien was filed, she will pursue the matter with our attorney.

Next meeting: The date, time, and place for the next meeting will be determined by the board members elected at the annual meeting.

The meeting was adjourned.