

The Communities of Chastain  
Board of Directors Meeting  
Thursday, February 20, 2020

MINUTES

Present: Steve Kremer	Jo Ann Bachman
Melissa Adelman	Sid Karlin
Jennifer Mortimer	
Absent: Ashish Parikh	Ian Berger
Alex Berger	Tim Wilson
John Markendorf	

1. President Steve Kremer called the meeting to order at 6:37 pm.
2. Steve moved we approve the January 23, 2020 minutes; Melissa seconded. The motion was approved.
3. We reviewed the January, 2020 Financial Statement. Even though we were looking at only the first month of the year, the full amount of anticipated income from HOA fees, \$168,210, was budgeted. We have collected \$123,449. 131 late letters were mailed on February 5, 2020. We were under budget on Administrative, Repairs & Maintenance (\$814), and Utilities. We were over budget on Grounds & Landscaping due to the way McCollum bills and Recreation because the Pool Guy's contract is paid over 12 months. We made our first reserve transfer.
4. Steve asked Jennifer to check the Verified Security bills for extra work from 2019 (replaced battery backup?) They need to come out to check the Glen pool gate for a 3rd time; Steve to follow up on issues past and present with owner Scott. Then if situation is resolved, we need to pay Controlled Access for their construction work on the gates.
5. Jennifer will invite Rebecca Drube, our attorney, to attend our March 19th Board meeting for a discussion about collections. (As a note to members, GAR is handled by a different law firm than Rebecca, so keep GAR questions for another time.)
6. Jennifer will send the new CMA contract which has changed because of new insurance requirements. Steve will need to sign the new contract.
7. There was a great deal of conversation on the unusually large number of "hits" our street side fences are absorbing. Hollie Battle at CMA is working on getting the police report on the major accident that a resident photoed of a car in our fence, with a Cobb County Police car on site. Sid moved and Melissa seconded we get rid of as much of the fence along Chastain as we can after notifying homeowners who might be affected; Jennifer to get a bid from Miguel on fixing other problems on Commons side and taking down the fence as Sid suggested. Jennifer has been contacting Kelly Patrick with Cobb County DOT re: getting the county to install a guard rail along Chastain where the fence comes down.
8. Jennifer to schedule dewinterizing and cleaning the Enclave pool bathrooms for the week of March 9th.
9. Melissa moved we adjourn; Sid seconded. The meeting was adjourned at 7:43 pm.

Next meeting: April 16, 2020