

The Communities of Chastain
Board of Directors Meeting
Thursday, January 23, 2020

MINUTES

Present: Steve Kremer
 Melissa Adelman
 Ashish Parikh
 Alex Berger (by phone)
 John Markendorf (new Board member)

Jo Ann Bachman
Ian Berger
Tim Wilson
Jennifer Mortimer

Absent: Sid Karlin

1. President Steve Kremer called the meeting to order at 6:29 pm.
2. Steve welcomed John Markendorf, our new member at large. A resident of Chastain Enclave, John and his wife Deedee have two daughters, Maddi (4) and Riley (1) and a six-month-old Golden Retriever, Ella. John is originally from Chicago and moved to Atlanta in 2012. He is SVP of Operations for Brightwell, a global payments provider for migrant workers, where he oversees multiple teams, including vendor management.
3. Melissa moved we approve the December 5, 2019 minutes; Ashish seconded. The motion was approved.
4. We reviewed the December 2019 Financial Statement. We were under budget by \$10,000.
5. At the Feb meeting, we need to decide about our delinquencies: review a list of outstanding amounts, and look at the cost of using our lawyers for skip trace.
6. The request for equipment for the tennis courts was approved; most of cost would be covered by 2019 nonresident fees. Tim recommended we accept the bid from Signature Tennis for requested items 2-6 for \$729.00; Tim said he would handle item #1, the re-hanging of the downed windscreen, saving us \$195.00. Ian moved we accept Tim's recommendation; Ashish seconded. Motion approved.
7. As required by our Covenants, Steve and Ian's proposed audit of the 2019 CMA books is a priority. Ian noted the approved bid of \$3780 would basically be covered by the increase in the 2020 fees. We're waiting for the company to start.
8. Due to the major pool renovations last year, the current audit expense and potential fence maintenance, it has been decided to delay the interior renovations of the pool bathrooms.
9. Jennifer noted the pool gate was installed and completed. Did she have approval for payment? Discussion ensued about the Glen Gate still not locking. Alex volunteered to check on the gate the next day, and reported back the gate was indeed not locking. Steve asked Jennifer to follow up with Verified Security.
10. We decided to schedule our Annual Meeting in the fall hoping for cooler weather than our August 2019 meeting. The 2020 Annual Meeting date - Saturday, October 3 (with Sunday, the 4th as a rain date) at the Enclave tennis courts.
11. Melissa moved we adjourn; Steve seconded. The meeting was adjourned at 7:38 pm.

Next meeting: March 19, 2019.