

**NEW CASTLE AT TOWNE PLAZA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 17, 2009
MINUTES**

PRESENT

Bitsy Chamberlin
Frank Fazquez
Mark Deaton
William Anderson

Jim Miller, Managing agent.

ABSENT

Lori Godwin

The Board of Directors meeting for New Castle at Towne Plaza Homeowners Association, Inc. was called to order at 6:06 p.m.

MINUTES

Motion was made, seconded and carried to approve the minutes of the July 20, 2009 Board of Directors meeting and Executive Session as amended to correct attendance.

REPORTS

The Financial Summary and Management Report reviewed and accepted as presented. It was noted that the Association is anticipating invoices totaling about \$125,000.00 in the very near future.

UNFINISHED BUSINESS

Mark Deaton updated the Board regarding the installation of the approved surveillance camera system. Most of the cameras are operational at this time, and Mark is very pleased with the system thus far. The grand total for this project is approximately \$91,000.00.

There was discussion regarding the catwalk repairs and replacements currently in progress. All were pleased with the work performed thus far. Management will obtain a price from Rafiel for repairs to the next catwalk.

Management advised that the stairwell at building 35 needs attention. Repair options and related costs will be investigated and sent to the Board.

Management advised that the last elevator has been completed.

An email was finally received from Terry Douglas regarding the fire hoses agreeing to the Association's proposed specifications; therefore, management recommended moving forward with the work. It was recommended that the fencing work be completed by a contractor rather than by the on-site staff. Management will send letters to those few owners who have not responded stating that the Association will assume they want a walkway unless they respond differently.

All were in agreement that the Association will not be responsible for alarms installed on the gates by owners.

Management advised that the pea gravel has been completed outside unit 436 and it looks very nice. Some cleanup and acid washing remains to be completed.

NEW BUSINESS

There was discussion regarding the outgoing mailboxes and cable issues that yet to be resolved by Comcast (cables draped between buildings). Management will have the cable contract reviewed to determine what recourse the Association has in getting the corrections made.

Management was requested to have the on-site staff begin painting all of the new conduit throughout the property.

The Board discussed changing the location of the monthly Board meetings, possible at the nearby library.

Management advised that J.Q. Brick will be requested to come back out to paint the brick caulk that does not match.

Management advised that the "No Parking" signs have been installed, but the new pool signs have not been delivered.

There being no further business, the meeting was adjourned to Executive Session.

Approved

Date