

POINT VENTURE TOWNHOUSES, INC.
BOARD OF DIRECTOR'S SPECIAL MEETING
February 11, 2017

President Charles Lantrip called the meeting to order at 9:30 AM on Saturday, February 11, 2017. The meeting opened with a roll call of all present.

DIRECTORS PRESENT: Charles Lantrip, Pam Giese, John Delaney, Sonny Ables, Barry Pasarew, Charles Baker, Eric Carlson, Clayton Cooke and Carl Carameros. A quorum was established.

I. New Business

A. Action: Pam Giese motioned to approve the 2017 budget as presented with \$13,729.52 deficit and include capital budget items of \$3930.00 for trash screens and electrical code repairs to grinder pumps. The motion was seconded by Sonny Ables. All in favor – motion approved.

B. Action: John Delaney motioned to modify the Townhouse Safety rules and increase fine assessment to \$500.00 per occurrence for items below. The motion was seconded by Clayton Cooke. All in favor – motion approved.

- **3. Open fires are prohibited in all Townhouse, Inc areas.**
- **4. Only SA Certified propane devices are allowed on wooden decks.**
- **8. Fire pits and chimineas outside townhouses and common property are strictly prohibited.**

● **VIOLATION OF ITEMS 3, 4, AND 8 WILL RESULT IN THE ASSESSMENT OF A \$500.00 FINE FOR EACH VIOLATION.**

C. Action: Clayton Cooke motioned to modify the Townhouse Exterior Standards and Guidelines as presented. The motion was seconded by John Delaney. All in favor – motion approved.

“This section is devoted to setting rules concerning structural changes to the townhouses to include but not limited to beams, piers, etc. Further, rules or standards which do not require a full section will be contained herein.

IX.1 No townhouse owner, their contractors or agents shall remove or replace any townhouse structural member without filing a written report and/or drawings from a certified professional engineer specifying the work to be done. This does not apply where the replacement structural member is of like kind and is installed by a qualified, insured contractor. It is the responsibility of the townhouse owner to determine and insure that all requirements of the Village of Point Venture are met.”

V.1.1: Decks – Any expansion or modification of a townhouse deck or stair shall comply with the Intl. Bdg. Code as adopted by the Village of PV in effect

at the time of construction **and must be submitted to the PV Townhouse ACC (Board of Directors) before the start of any construction.**

V.2.2.2/V.2.3.2/V.2.4.2/V.2.5.2: Deck extensions on the townhouse lake exposure **shall be submitted by specific plan detail to the Townhouse ACC (Board of Directors).**

V.2.6.2: Deck expansions on the golf course and perimeter roads exposure **shall be submitted by specific plan detail to the Townhouse ACC (Board of Directors).**

III: Paint Colors – Tabled.

D. Action: Charles Baker motioned to increase fine to \$100.00 for not picking up after your dog. The motion was seconded by Sonny Ables. All in favor – motion approved.

VI. ADJOURN: The board adjourned at 12:25 PM. Motion to adjourn by Charles Baker and seconded by Carl Carameros. Unanimously approved.

Approved: April 22, 2017 Board of Director's Meeting

_____ Barry Pasarew, Secretary