

POINT VENTURE TOWNHOUSES, INC.
BOARD OF DIRECTOR'S QUARTERLY MEETING
January 21, 2017

President Charles Lantrip called the meeting to order at 9:05 AM on Saturday, January 21, 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. APPROVAL OF MINUTES: Clayton Cooke motioned to approve October 15, 2016 minutes as presented. The motion was seconded by Barry Pasarew. All in favor - motion approved. Eric Carlson motioned to approve November 19, 2016 Special Budget minutes as presented. The motion was seconded by John Delaney. All in favor – motion approved.

II. PRESIDENT'S REPORT:

- Discussion on grinder pumps that we own and WCID maintains.
- Discussion on sewer lines underneath units and the importance of keeping the area clean as possible.

III. TREASURER'S REPORT:

Charles Baker reported the cash position looked good for end of year financials. Accounts receivables are in good condition. In January 2015, PVTI decreased the dues to \$79.00 to spend down accumulated cash in the bank. **Sonny Ables motioned to increase the dues to \$85.00 monthly beginning February 1, 2017 for capitol budget items planned for this year. Motion was seconded by John Delaney. All in favor – motion approved.**

IV. NEW BUSINESS:

- A. Discussion only to modify the Townhouse Safety rules to increase fine assessment to \$500.00 per occurrence for items below:
- 3. Open fires are prohibited in all Townhouse, Inc. areas (outside townhouses and common areas)
 - 4. Outdoor cooking on wooden decks is discouraged. Charcoal cooking, open flames and unattended grills of any kind are strictly prohibited.
 - 8. Screened fire pits outside townhouses, on decks and on 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.**

B. Discussion only to modify Townhouse Exterior Standards/Guidelines:

“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: Decks

III: Paint Colors

C. Discussion for 2017 Budget

THERE WILL BE A SPECIAL MEETING ON FEBRUARY 11TH, AT 9:30 AM IN THE VENTURE ROOM FOR FURTHER DISCUSSION ON ALL ‘NEW BUSINESS’ ITEMS.

V. **ISSUES FROM THE FLOOR:** None

VI. **ADJOURN:** The board adjourned at 11:17 AM. **Motion to adjourn by Sonny Ables and seconded by Charles Baker. Unanimously approved.**

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

_____ Barry Pasarew, Secretary