

Minutes
Meeting of the Board of Directors
The Vinings Condominium Association
Teleconference via ZOOM at 4:00pm
17 February 2021

Present:

Brian Lattimer – President/Acting Secretary
Carol Peters - Treasurer
Tina Herndon
Elizabeth Stulga - Capitol Properties

Absent:

Victor Clevenger - Member At Large

Brian Lattimer called the meeting to order at 4:04 p.m.

Community Comments: Landscape enhancements as well as the status of the dryer/fireplace vent cleaning progress were discussed.

Committee Reports: None

Upon a motion by Carol Peters, as seconded by Tina Herndon, the Board unanimously voted to approve the Minutes from the January 20TH, 2021 meeting.

Upon a motion by Brian Lattimer, as seconded by Carol Peters, the Board unanimously voted to formally approve the Image Landscaping contract for 02/01/2021 through 12/31/2021 in the amount of \$3,201 monthly / \$35,211 yearly (via 11 payments).

Upon a motion by Brian Lattimer, as seconded by Carol Peters, the Board unanimously voted to approve the irrigation maintenance contract with Creative Irrigation as per the time & materials pricing stipulated in the contract.

Upon a motion by Brian Lattimer, as seconded by Tina Herndon, the Board unanimously voted to approve the Phase 2 deck replacement contract with Dolan Contracting in the amount of \$100,110. This phase of the project will replace all rear second floor decks (30 decks total) with composite Timbertech PRO Terrain decking.

Upon a motion by Brian Lattimer, as seconded by Tina Herndon, the Board unanimously voted to approve the ARC Request from #12000 to replace the patio sliding door.

Upon a motion by Carol Peters, as seconded by Brian Lattimer, the Board entered into Executive Session at 5:08 p.m.

Board resumed open session at 5:28 p.m.

Upon a motion by Brian Lattimer, as seconded by Carol Peters, the Board unanimously voted to approve the attorney recommended payment plan for #65911 in the amount of \$150 per month, in addition to the current monthly HOA dues. A Confessed Judgement Promissory Note will be executed to ensure the Association's debt has been secured as well as ensuring the Association will not incur additional attorney fees for the trial appearance.

Upon a motion by Brian Lattimer, as seconded by Carol Peters, the Board unanimously agreed to adjourn the meeting at 5:30 p.m.

Respectfully,

Brian S. Lattimer
President / Acting Secretary