

*Julington Creek Plantation Board of Directors*  
*Agenda*  
*MAY Management Office, 1637 Race Track Road, Suite 206*  
*5:00 PM October 24, 2012*

I. Call to Order and Establish Quorum

Meeting was called to order at 5:00 pm. A quorum was established with Bob Ascher, Marg Mytholar, Marshall Harrison, Shelly King, Terry Flesher, Henry Stevenson, and Gregory Seabaugh.

On behalf of MAY Management Services: Richard Curran-Kelley, Dottie Kriner, Joi Usher, Joe Ankiewicz, and Christine Bright.

II. Agenda Additions, Deletions & Adoption/Approval of Minutes

Marg Mytholar made a motion to accept the amended minutes as presented. Bob Ascher seconded and it carried with 6 for and Terry Flesher opposed.

III. Treasurer's Report (30 Minutes) Draft Budget Variance Report for September 2012 and approval of 2013 Budget to include discussion of payment options.

The month of September has ended as expected. Assessments are in line with the budget. Other income is above the budget as we continue to deal with non-compliance. General and administrative expenses were below budget. Repairs and maintenance are below budget for the month of September and well below budget for the year so far. The utilities have come below budget due to the weather and Austin Outdoor making adjustments to the irrigation. We continue to improve our cash position. Expenditures out of the reserves are for an assortment of repairs in the month of September. There are four properties that will be sold on the court house steps. We will be bidding on these properties and if we are not outbid, we will take over the property.

Henry Stevenson made a motion to spend up to \$5000 per property that the Association forecloses on to make it rentable and get a rental management company in as quickly as possible. Marshall Harrison seconded. It was passed with 6 approvals and Terry Flesher opposing because he feels the POA shouldn't be in the business of taking properties.

The proposed budget has brought the annual dues down to \$380 from \$425. The Reserves are in compliance with the study update. Money in the Reserve reflects the continuing budgeting for the landscape and lighting improvements. The funding as required by the Reserve Study is allocated to the proper areas of the budget.

Marshall Harrison made a motion to accept the 2013 Budget as presented. Marg Mytholar seconded and it passed with 6 approvals and Terry Flesher opposing.

Bob Ascher made a motion to approve the option # 2 to allow more time for payment at \$105/payment for 4 months starting in February and go until May 1. Marg Mytholar seconded and it carried unanimously.

IV. Homeowner Appeals (Homeowner has 3 minutes to speak – Board will listen to all appeals before making any motions.)