

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: December 21, 2017

Location: IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115

Time: 6:00 pm – 7:30 pm

Board Attendees: Harry Mavromatidis, George Russell, Ben McTier, Rick Corrao, Brantley Day

Other Attendees: Michael Arnold, from HomeOwners Advantage (hereinafter Management)

I. Call to Order

The regular monthly meeting of the Mill Creek Community Association Board of Directors (hereinafter MCCA) was called to order at 6:00 pm by Harry Mavromatidis, President.

II. Approval of Minutes

Discussion and approval of the November 16, 2017 meeting minutes, clarifying amended motions 171116C and 170713A.

III. Business

- Motion 170713A will have to be amended again, to reflect the increase to the new amount quoted, an increase of \$540.00 for the Door King repair to the Manor Pool access
- Discussion of Door King replacement for the Manor pool coming from reserves;
- Door King is expected to have the work completed within 45 days of the quote, issued on 11/20
 - **Amend motion 170713A, to fund from reserves the cost to cover the total amount of the work to repair the gate access into the Manor Pool by Door King in the not to exceed amount of \$2,458.07 by Harry Mavromatidis, seconded by Ben McTier. Motion Carried 4-1 Harry Mavromatidis opposed.**
 - **Motion 171221A, to amend a past motion to fund the replacement of the fence around the basketball court, not to exceed \$9,390.00 by A Better Built Fence by Harry Mavromatidis, seconded by Ben McTier. Motion Carried 5-0.**
- Discussion of maglock installation cost on the basketball court quote. The installation labor has increased significantly and a decision should be tabled until a discussion with the company about reducing the labor cost has occurred.

IV. Officer Reports

- Secretary: Brantley Day discussed two future proposed projects, including hosting a mailbox painting day(s) this spring to improve the look of our mailboxes; and a “yard of the quarter” program.

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- Rick Corrao: Concerns about bushes growing around mailboxes, hiding them; it's not attractive.

V. Committee Reports

- ARC: Ben asked if a third person was still interested in serving. Brantley mentioned that someone was connected with Mr. Grant, but he's not certain if the two parties have spoken.
- Recreation/Amenities: The basketball court fence was discussed. Also, the double 20 amp breaker at the tennis courts is out and a vendor is needed. Additionally, the hinge on the tennis must be replaced.
 - **Motion 171221B: To replace the tennis court gate Kan't Slam hinge for a cost not to exceed \$325.00 by Harry Mavromatidis, seconded by Ben McTier. Motion Carried 5-0.**
 - **Motion 172221C: To purchase the new basketball goal not to exceed \$675.00, and future installation by a TBD approved vendor by Harry Mavromatidis, seconded by Ben McTier. Motion Carried 5-0.**

Discussion of the pool cover, which is 11 years old with a 12 year warranty. The strap is coming over the cover. Panels can be replaced for \$250 each. Replacing the entire cover is \$8,500.00. Once the season starts, we can explore repairs to the cover.

VI. Management Report

- As of today, about 26 violations are ongoing, mainly including trash cans and parking.
- Delinquencies are down and the monthly financials are positive by \$2,832.00 for the month.
 - **Motion 172221D: To write-off small balances of less than \$50.00 - \$49.99 or less - by Harry Mavromatidis, seconded by Georgia Russell. Motion Carried 5-0.**

VII. Public Comment

- No one spoke.

VIII. Additional Business

- None.

IX. Executive Session

- The Board voted and entered into Executive Session.

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X. Adjournment

The Board resumed the regular meeting. The next meeting is January 18, 2018, 6:00 PM, IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.

Meeting adjourned, 8:02 pm

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