

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: May 17, 2018

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

Time: 5:03 pm – 6:30 pm

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

Other Attendees: Becca Drews, All-In-One Management (AIO)

I. Call to Order

The regular monthly meeting of the Mill Creek Community Association Board of Directors (hereinafter MCCA) was called to order at 5:03 pm by Harry Mavromatidis, President.

II. Approval of Minutes

Review and approval of the March and April 2018 minutes was postponed.

III. Old Business

- A quote was provided from Downey Tree Service to remove a tree that fell across a fence onto a homeowner's property.
- Brantley Day gave an overview of the procurement process leading to the selection of All-in-One Property Management.
- The website migration is still underway
 - **Motion 181705A: For Downey Tree Service to cut and clear the 14' dead pine tree at the Manor Pool Cabana, in an amount not to exceed \$450.00; and**
 - **Motion 181705B: For Downey Tree Service to cut and clear the poplar that fell across the fence at the Wells' residence, a total not to exceed \$900.00. Motion by Ben McTier, seconded by George Russell. Motion carried 5-0.**
- "No parking" signs and posts are missing at Mill Creek Ave park.
- Lighting at the tennis court is not repaired; we haven't heard back from Reliable. Becca will get estimates. There are some significant cracks, as well, and we need to know all the issues with the courts. We need to look at additional cameras around the tennis courts, as well.
- The complaint about the trampoline needs to be addressed.

IV. Officer & Director Reports

- Treasurer: Georgia spoke to Nick at AIO and he's working through the financials.

V. Committee Reports

- ARC – No update.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON JUNE 21, 2018

- Athletic - The tennis court windscreen is down; we need additional anchors or ties, Rick will check. The Manor basketball court has gate access issues; Becca will address the situation.
- Communications – Rick is working on the newsletter.
- Special Events – A June 2nd end of school event is planned, with a DJ and a movie, “Atlantis Lost Empire,” 3-6 pm at the Manor Pool.
- POA - Adoption will be discussed at the June 2nd event prior to the movie.

VI. Management Report

Becca and Georgia continue to coordinate and work through financials.

VII. Public Q&A

Erica Reese addressed the Board regarding a recent incident of vandalism and the individual allegedly responsible for the act, requesting leniency for the young man.

III. General New Items

- Three e-votes were affirmed:
 - **Motion 180515A: To repair both pools in the amount not to exceed \$2,371.00 with United Pools as presented in the quote provided, by Ben McTier, seconded by Brantley Day. Motion carried 5-0.**
 - **Motion 180515B: To repair the Falls gate/post repair, welding required, not to exceed \$350.00 by Harry Mavromatidis, seconded by Ben McTier. Motion carried 5-0.**
 - **Motion 180516A: Order 100 amenity access cards, not to exceed \$600.00 by Harry Mavromatidis, seconded by Ben McTier. Motion carried 5-0.**
- Three competitive bids were received for janitorial
- The newsletter advertising policy was discussed
- The idea of additional reader boards was discussed
- George mentioned that the gate to the detention pond along Oak Haven isn't closing

IX. Executive Session

X. Adjournment

The next meeting is scheduled for June 21, 2018, 6:00 pm at IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.

Meeting adjourned at 6:00 pm.