

**Habitat 1 Section A
Board Meeting Minutes
April 18, 2024**

The Board of Directors meeting of Habitat 1 Section A was held on Thursday, April 18, 2024 at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary
Savannah Collier	Brodie Management
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Olney called the meeting to order at 7:05 pm. A quorum of the Board was established.
- II. **Minutes:** Mr. Schmitt made a motion to approve the March 21, 2024 Board meeting minutes as presented. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried. Mr. Schmitt made a motion to approve the March 21, 2024 Closed session minutes as presented. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- III. **Financials:**
 - The Live Oak CD matures 6/1/2024, and the 1st Internet Bank CD matures 5/9/2024. After discussion, Mr. Olney made a motion to roll over the 1st Internet renewal on May 9th. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.
 - Mr. Schmitt opened a money market account with Edward Jones for 5.3%.
 - The current Shore Bank account has \$180,000 and they are not offering competitive rates for new money markets. Mr. Schmitt recommends taking \$100,000 and investing in a better rate CD or money market. After discussion, Mr. Thomasson made a motion for Mr. Schmitt to shop new CD/MM rates and open an account at the best rate for \$100,000. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
 - There was discussion of writing off old accounts to get them off the financial reports, but Elmore will continue collection where possible. Mr. Schmitt will request Ms. Elmore to attend a meeting with the Board to discuss which accounts can/should be written off.
- IV. **Management Report:**
 - There were no resales requested since the March meeting.
 - Violations and Architectural requests will be reviewed in Closed session.
 - Drainage – The Board discussed the projects during the recent walkthrough. Mr. Schmitt recommends tabling these items for now.
 - Cleanouts – Drain Pro and Alpha are still working together to schedule dates.
 - 2067 Happy Electric – Calvert Mechanical evaluated and needs access to the other two units to find the breaker box to diagnose the problem. The breaker box should be in the unit closest to the meter stack. Calvert has appointments scheduled with both other units, Mr. Olney will check tomorrow to see if he can find the breaker box.
 - Reserve Study – Ms. Collier did not have a record of the study done in 2023 but will check the files. The study was approved in July 2023 and is on the website.

- 2058 Friendly – A letter was mailed to the owner Monday regarding the work completed at the unit. Ms. Collier will forward a copy to the Board.
- 2026 Happy – Owner reported rot around the door frame. The JMJ proposal is unclear. Ms. Collier will get clarification and send it to the Board.
- 1711 Leisure Way – The owner was informed the leak was his responsibility, he is working with his insurance company. The total for remediation and restoration was \$10,133 and all damage was confined to 1711.
- 1725/1727/1729/1731 – Ms. Collier has not heard back from the other owners confirming whether there was damage due to the backup that occurred. Ms. Collier will draft a letter and send it to the Board for review prior to mailing.
- FHA was renewed through September 15, 2026.

V. Old Business:

- Katchmark payment – Ms. Collier will check if the final payment was made to Katchmark. Mr. Schmitt completed the reserve transfer in March.
- BGE work on Aberdeen – Ms. Collier has not heard back from BGE regarding the pending work on Aberdeen Ct. The driveway work needs to be held until BGE is done. Ms. Collier will follow up.
- There were no calls from owners this month.
- The new owners of Ms. Yore's unit are requesting reimbursement for wall repair/new flooring after the damage caused from the backup. Ms. Collier will send the owner's request to the Board.

VI. Adjournment: With no further business to discuss, Mr. Schmitt made a motion to adjourn the meeting at 7:46 pm. Mr. Thomasson seconded the motion. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A is scheduled for **May 16, 2024 at 7:00 p.m. via Zoom conference call.**

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, April 18, 2024

Approved as written: Richard Olney Date: 05-17-'24

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.