

Ennisbrook Community Association, Inc.

Meeting Minutes of the Board of Directors

Date: April 26, 2023

Meeting Called to Order: 6:32 pm via Zoom video

Present: Vincent Costa, Property Manager; Paul Allen, President; Shayla Snipes, Vice-President; Anne Francissen, Secretary; Natalie Moore, Treasurer; Edward Welch, Board Member at Large.

Order of Business:

1. Clubhouse rebuild and insurance settlement:
 - a. Vincent reviewed bids from 2 vendors that matched the insurance adjustor's approved scope of work for areas damaged by water, in addition to separate bids for repairs due to termite damage. Estimated shortfall in insurance settlement is \$33,965, including the cost of termite damage and estimated recoup for depreciation.
 - b. Vincent will follow up with insurance adjustor on settlement for security system.
 - c. The Board agreed that a bid is needed from a 3rd vendor specializing in insurance work that has the appropriate software to break out costs by material, labor, mark-up, etc, in order to substantiate that a higher settlement is necessary due to local materials costs, and not due to vendor profit.
 - d. The Board agreed to hold approval of work until 3rd bid obtained. Vincent and Edward to coordinate contacting the vendor and expedite.
 - e. Vincent noted that, in general, the Board has 2 years after a claim has been filed to request review of insurance settlement, even after work has commenced.

2. Pool reopening:
 - a. Vincent advised that work may not begin for 6-8 weeks after bid awarded and that pool will not open on time, and the community needs to be advised as soon as possible.
 - b. Vincent will contact DC Pools regarding the inspection with Cobb County, and see if possible to open pool once bathrooms are operational and construction area is cordoned off.
 - c. Shayla commended Edward on his recommendations to obtain a higher settlement from the insurance company, as the Board needs to be a responsible steward of the Association's funds but noted that the community will be very disappointed in the delay of pool opening. She stated that the Board needs to communicate that the reason for the delay is to save approximately \$30,000.
 - d. Natalie reiterated that the Board needs to be transparent and communicate. Natalie will draft a communication and circulate to the Board before sending to Vincent for distribution.
 - e. Paul indicated a community meeting will need to be scheduled, and the Board should meet again as soon as 3rd bid obtained.

Meeting adjourned 7:05pm