

# MARTINS FARM BOARD MEETING MINUTES

February 26, 2005

Board members present: John Pendleton, Brian Cooper, Mary Pat Sloan and Carolyn Narreau

Residents present: Neal Hornston and Mike Sloan

## January Meeting Minutes:

Last month's minutes were reviewed and approved.

## Budget/Finance:

John Pendleton reviewed the budget and financial matters. Five homeowners are currently late with their annual fees. The budget was discussed and approved (copy attached).

## ARC Report - Mike Sloan:

The ARC sent out their first month's violation letters. Mike received several telephone calls for clarification, including that letters are NOT transferable from previous owners, dogs that bark for a sustained time period do indeed violate the covenants, and each house violation that is not corrected is fined, not one fine to cover all violations within one household. ARC policies and procedures will be prepared and added to the website ASAP and also distributed to homeowners. Contrary to common conceptions, the covenants have not changed since their creation. ARC letters will be issued monthly as needed.

## Pool:

Two oral bids and one written bid for resurfacing the pool have been reviewed. The Professional Pool Company has been chosen and will resurface the pool at a cost of \$13,000 and also install a larger chlorinator at a cost of \$545. The chlorinator should solve the chemical issues of past years. Mary Pat will contact the water company to see if the sewer charges can be waived when the pool is drained and refilled. It looks like we'll be able to open the pool on time.

Carolyn will contact Michael Miller with this information. The pool committee will meet with the board members to review issues concerning the pool and problems that have come up in years past and how best to address them.

Ten new umbrellas have been ordered for the pool area and should arrive next week. New signs have been installed in the common areas stating correct times for usage and that residents and their guests ONLY may use the facilities.

Due to numerous complaints received by EACH board member, the board is considering banning smoking at the pool this summer and creating a common area where smoking is allowed. Residents have expressed their concerns regarding cigarette butts in the pool and surrounding areas, people smoking IN the pool, landscapers have found butts in the flower beds, and the board feels these concerns must be addressed. Residents are invited to contact any of the board members to share their opinions on this issue.

## Volunteer Day:

During the March 21 board meeting a date will be chosen for "volunteer clean up day". Food will be served for volunteers. Pool keys will be reissued at this time.

### Signs:

Carolyn will call the town to see if our stop signs and fire hydrants can be replaced/repainted.

### Lighting Issues:

Repairs have been completed on the entrance lights and tennis court timer. The lights on the tennis courts can only be turned on from 4 PM to 11 PM. If you are using these lights, please remember to turn them off when you leave. Some months the electrical bill is staggering! The board will also meet with the electrician to see if non-motion sensors would help the situation. Also, additional lighting is needed in the pool area for safety concerns and several ideas are being considered.

### Posting Information Signs:

Neal Hornston discussed the difficulty in posting signs in the Estates. (Currently we tape signs over an existing sign.) He will speak with the other homeowners and see if a message board would help (it was refused by residents in years past). Neal will report his recommendations.

### PACT Officer:

Our new PACT officer, Mike Irizarry, is planning to speak at our April 23 board meeting. Confirmations and reminders will be sent as the date approaches. Homeowners are urged to attend if possible - we'll have donuts and coffee!!

### Miscellaneous Items:

- Our first newsletter and the updated directory will go out in late March. Be sure to call Carolyn if you have any information you would like included.

- Pool housekeeping bids: The official form/rules will be decided upon at our next board meeting, scheduled for March 21. Bids will be due by the following board meeting on April 23, at which time a selection will be made. The bidding process is open to all residents who are interested.
- Flowers in entrance area: Some homeowners have asked why we don't have year-round blooms. Unfortunately, when the neighborhood was built the builder did not include a sprinkler in the front island area; therefore, it is difficult to get flowers to grow. We are currently working with the landscaper to resolve this issue.
- Unpleasant issue: The board members each received a copy of the attached, mean-spirited flier. You can draw your own conclusions. However, we would like to issue the following statement to the person(s) who sent the board the flier:
  - 1) The board is open to all suggestions and criticisms;
  - 2) We request that you submit said criticisms in a manner that is respectful to your VOLUNTEER board members and sign your work;
  - 3) Instead of spending all that energy on negativity, consider how much better our community would be if you used that energy for positive endeavors; and
  - 4) You spelled tackiest and July wrong.

Our next meeting is scheduled for Monday, March 21, 7:00 PM at the clubhouse. Please attend if your schedule allows!!

The meeting adjourned at 12:30 PM.

Your Board Members:

John Pendleton, Pres -Treasurer,770/614-5563; volman1975@aol.com  
Mary Pat Sloan, Vice President,770/831-9932;mpsloan@bellsouth.net  
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