

Approved Unanimously  
3.25.21  
JR

**ROYAL COURT CONDO ASSOCIATION  
Board of Directors' Meeting February 25, 2021**

The February 25, 2021 meeting of the Board of Directors of Royal Court Condo Association was held virtually.

**ATTENDANCE:** President Maureen Garvey; Christine Bifera; Edwin Brown; Wayne Smith; Alan Nelson; Secretary, Frances Sellew; and Jennifer Reese, representative of Community First Management (all via video conferencing). Also by video conferencing, the following homeowners participated: Aimee Brennan, Carole Brown, Steve and Sheila Magula, and Jo-Anne and Archie Seay

**HOMEOWNERS' FORUM:** No homeowner asked to address the Board.  
**The meeting was called to order at 3:33.**

**APPROVAL OF AGENDA:** Mrs. Garvey asked for additions/changes to the agenda. **MOVED** by Mr. Nelson and seconded by Mr. Brown to approve the agenda as presented. The motion passed unanimously.

**APPROVAL OF JANUARY 21, 2021 MEETING MINUTES:** **MOVED** by Mr. Brown and seconded by Mr. Nelson to approve the minutes as written. The motion passed unanimously.

**PRESIDENT'S REPORT:** Mrs. Garvey has worked with Mrs. Reese, the Board, and the RCCA committees throughout the past month to be certain that the business of the community was addressed. There will be treatments done to remove the moss on the front brick wall sometime in March, 2021. Mrs. Reese stated that a work order had been issued to repair the electrical outlets at the front entrance. The ceiling at 1700 RCC was repaired to the satisfaction of the homeowner. Nuckols Tree Care, Inc. will provide a list of work to be done March or May. Mrs. Reese was asked to obtain proposals for gutter cleaning within 30 days of the work to be done. Because of the number of new homeowners in the community, Mrs. Garvey and Mrs. Sellew will brainstorm the forming of a welcoming committee. The pressure washing of new fences was discussed but no decision was made. Mrs. Garvey suggested that there be an outdoor social for the community sometime in September.

**MANAGER'S REPORT:** Mrs. Reese reviewed the work done by the management company during the past month. The new gate arms were installed.

**FINANCIAL REPORT:** Ms. Bifera, the treasurer, stated that during the past month there have been no exceptional expenses. The Board is operating under budget.

**COMMITTEE REPORTS:**

1. **Landscape:** Mulch was laid throughout the community. A couple of unit front beds will be worked on this spring.
2. **Rules and Regulations:** This committee is to consist of three people. Homeowners who might be interested in serving on this committee should contact Mrs. Reese.

**UNFINISHED BUSINESS:**

1. **Street Signs** – The Board asked that Mrs. Garvey obtain pictures of work done by the sign company before deciding on ordering new signs or having old ones refurbished.
2. **Landscaping Contract** – The new contract has been executed and is on file.

**NEW BUSINESS:**

1. **Snow Removal** – The Board agreed that rather than enter into a contract with a company it would be best to make a decision on a case by case basis.

At 4:02, **MOVED** by Mrs. Garvey and seconded by Mr. Brown for the Board to move into Executive Session to discuss violations. The motion passed unanimously. At that time, Mrs. Garvey asked Ms. Reese if any

homeowners besides the Board were still at the meeting. It was determined that the homeowners had logged out. **MOVED** by Mr. Brown and seconded by Ms. Bifera for the Board to move out of the Executive Session at 5:12 and reconvene in Open Session. The motion passed unanimously. **MOVED** by Ms. Bifera and seconded by Mr. Nelson for Mrs. Reese to follow up with homeowners in violation. The motion passed unanimously. **MOVED** by Mr. Brown and seconded by Mr. Nelson to adjourn the meeting at 5:15.

**The next RCCA Board meeting is scheduled for Thursday, March 25 at 3:30.**

Frances Sellew, secretary

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**HOMEOWNERS ARE REMINDED THAT ALL CONCERNS AND QUESTIONS MUST BE DIRECTED IN WRITING VIA E-MAIL OR LETTER TO JEN REESE AT CFM.**