

CCCA Board of Directors Meeting Minutes (APPROVED)
Community Clubhouse
May 8, 2025

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, Bettye Davis, George Granberry, Irvin Johnson, Afiya Madzimoyo, Alan Thompson, Lisa Vaughn, Charlie Whitehead

Directors Absent: All excused

Vern Edwards

A quorum was met and the meeting was called to order by the CCCA Board President, Charlie Whitehead, at 7:12pm.

No Homeowners Forum.

Minutes:

- April minutes were not available for review. - **TABLED**

Treasurer's Report:

Presented by Joel Armstrong:

- A motion was made by Bettye Davis, second by Irvin Johnson, to ACCEPT the April 2025 Treasurer's Report. **ACCEPTED**

Committee Reports:

ARC

- Homeowners, who remain in violation of the Community Standards, will be sent certified letters after not responding to the initial notification letter stating the violation(s).
- CCCA member homeowners who do not respond to the certified letter will be fined until the violation is rectified.

Communications

- The CCCA website is being updated.

Facilities

- A motion was made by Facilities to pressure wash the upper and lower decks; not to exceed \$300 - **APPROVED**

Finance

- A financial review will be conducted some time after the pool closes for the season.

Governance

- No report

Membership

- The Community Mixer will be held on Saturday, May10th from 3p - 6p.
- There will no longer be a Pool Opening Party on the Memorial Day weekend. Instead, a CCCA Summer Fun Pool Party will occur later in the summer.

Old Business:

- A keyless lock will soon replace the lock and key at the front door of the clubhouse.

New Business:

- A motion was made and second to APPROVE that if the CCCA Board of Directors is made up of 8+ members, then a quorum would equal 5 members; 7 members or less would have a quorum of the majority. - **APPROVED**

Actions:

1. Approval of the April minutes - **TABLED..**
2. March 2025 Treasurer's Report. - **ACCEPTED**
3. Pressure washing of the upper and lower decks of the Clubhouse - **APPROVED**
4. Purchase of a sump pump ; not to exceed \$220. - **APPROVED**
5. A BOD with 8+ members will have a quorum of 5; the quorum for 7 members or less would be the majority - **APPROVED**

Meeting Adjourned at 8:50pm.

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on

Signed:

Lynn Coram-Allen, Secretary

Date: