

APPROVED

**CCCA Board of Directors Meeting Minutes
Community Clubhouse
May 9, 2024**

Directors In Attendance:

Joel Armstrong, Lynn Coram-Allen, George Granberry, Irvin Johnson, Henry Mitchell, Charlie Whitehead

Directors Absent: All excused

Bettye Davis, Vern Edwards, Lisa Vaughn

A quorum was met and the meeting was called to order by the CCCA Board President, Charlie Whitehead, at 7:07 pm.

CCCA Member Attendee: No members brought any questions and/or concerns to the board for resolution.

Minutes:

- A motion was made by Joel Armstrong to TABLE the approval of the April 2024 meeting minutes. The motion was seconded by Henry Mitchell and was APPROVED.
- A motion was made by Joel Armstrong to APPROVE the Annual Minutes Draft with suggested corrections. The motion was seconded by Irvin Johnson and was APPROVED.
- A motion was made by Charlie Whitehead to ACCEPT the May 2024 Treasurer's Report. The motion was seconded by Lynn Coram-Allen, and the Treasurer's Report was ACCEPTED.

Treasurer's Report:

Presented by Joel Armstrong:

- The report was discussed and accepted by the Board.

Committee Reports:

Architectural Review Committee (ARC) Report: Presented by Chairperson, Vern Edwards:

- Violations have been addressed and remedied.
- The next community review will occur on May 25 and 26.

Communications Committee Report: Presented by Chairperson, Bettye Davis (absent):

- A Lunch and Learn event will be held at the Lou Walker Senior Center on May 15, 2024, to introduce the community to the candidates running for Dekalb County CEO.
- Receipt of CCCA Waivers has been favorable.
- The suggested website password for CCCA members is: CCCA_750%.

Facilities Committee Report: Presented by Chairperson, Joel Armstrong:

- The pool has been acid washed and is ready for summer use.
- The tennis courts are being inspected for safe use. Joel Armstrong made a motion to ensure the courts are safe to use at a cost not to exceed \$300. Charlie Whitehead seconded the motion, and it was APPROVED.

Finance Committee Report:

- No report.

Governance Committee Report:

- No report.

Membership Committee Report:

- No report.

Old Business:

1. The CCCA website has been updated to include a "secured" feature for membership information.
2. The Swim/Tennis Rules will be updated to reflect up-to-date information.
3. An updated CCCA Committee Member Roster is in progress.
4. New Board members' Gmail accounts will be available to CCCA members.
5. Nominations for a CCCA Board of Directors Vice President are pending. All financially current CCCA members are eligible to fill the position.
6. According to the CCCA Covenants, no sign(s) of any kind can be erected by an Owner or occupant within the community without the prior written consent of the Architectural Review Committee (ARC).

New Business:

1. New seasonal landscaping has been performed.
2. A re-bid for landscaping services is underway.

Actions:

1. April 2024 minutes - **TABLED**.
2. 2024 Annual Membership Meeting Minutes Draft with suggested corrections - **APPROVED**.
3. May 2024 Treasurer's Report - **ACCEPTED**.
4. Render the tennis courts safe for no more than \$300 - **APPROVED**.

Meeting Adjourned at 9:09pm.

Certification of Approval:

These minutes were approved as a true and correct record of the meeting held on May 9, 2024.

Signed: *Lynn Coram-Allen* Lynn Coram-Allen, Secretary

Date: 6/13/2024