

Fountain Park Homeowners Association
Special Meeting Minutes Amended
Wednesday, January 9th, 2019 at 2:00 p.m.
Eastside City Hall Room C

Present:

Board:

A Beau Alexander, President
X Paul Earls, Vice President
A Kate Avery, Treasurer
X Gerry Crow, Secretary
X Alicia Navia, Member

Staff:

X Carol Keyser, Pinehurst Properties
X Jackie Kincaid, Meeting Minutes

I. Call to Order

- A Quorum was established and the meeting was called to order at 2:04 p.m. by Beau Alexander. 34 members were present.

II. Special Meeting about Pool decision

- Patrick Crone, President of Imperial Pools and Design, LLC, is running a few minutes late.
- Kate Avery gave background information as to how the pool in Fountain Park ended up in the condition that is now and the impact this situation will have on the Reserve Account. She also went over the bid briefly and explained that Patrick (Imperial Pools) needs to itemize listed items before the board is comfortable approving bid.
- Alicia Navia stated that there were some duplicate items and expressed concern about replacing the pool heater, she suggested the board waits until the heater actually breaks before replacing it.
- Homeowner (did not get name) asked why there was only one company and questioned getting more bids and a further discussion about the condition of the pool ensued.
- Gerry Crow stated the importance of waiting for Patrick to arrive before going into the details of the condition of the pool and how we got here.
- Paul Earls gave another accounting of the history of the pool and conversation between board and homeowners ensued.

Carol Keyser explained to those in attendance that most pools last 1-50 years and the standards for constructing pools have changed over the years. Discussion about pool construction and repairs was made. Sometimes, you don't know until you start construction. No company will take on the liability of someone else's project half way through another contractor's work.

Patrick Crone arrived at approx. 2:18 p.m.

- Patrick gave his accounting of the sequence of events. In the beginning, Imperial Pools was notified of a possible leak. Technicians found a leak in the pipe in the bond beam. Due to the severity of the leak, technicians noticed the leak immediately. Patrick explained that repairing the North skimmer and the leak in the bound beam is not common practice. Generally, you will have to replace the equipment and pipe. Patrick went over bid line by line and clarifies that Imperial is not changing shape or constructing a new pool, rather creating a pool inside a pool.
- Alicia Navia confirmed that Imperial is not changing shape just the dimensions.

- Patrick stated the only thing we are changing is internal area, internal diameter and gallons.
- A copy of the Imperial Pools Bid is hereby attached.
- Patrick went over the process of getting permits and said they are expensive and not necessary because they aren't building a new pool, just remodeling the old one.

Motion was made and seconded (Earls/Crow) to not pursue permits. All Board members were in favor with the exception of Alicia Navia. Motion passed

- Board decided to remove the Maytronics vacuum from the bid as a cost saving measure.

Motion was made and seconded (Avery/Earls) to sign the contract upon receipt of the revised bid from Imperial Pools and payments dates as Action Taken Without Meeting. Motion passed unanimously.

- Kate Avery reviewed the financials and options for building up the reserves.

Motion was made and seconded (Avery/Earls) to move \$10,000.00 from the Operating Account to the Reserve Account with wording included in the Action Without a Meeting. Motion passed unanimously.

IV. Adjournment

- There being no further items of business, the Board adjourned the meeting at 3:42 p.m.