

TUSCAWILLA HILLS CITIZENS ASSOCIATION BOARD OF DIRECTOR MEETING NOTES

Tusawilla Hills met in special session 12/6/12 at 7:04 P.M.

Present were: Jus Romine, Phil Larcomb, Gary Kable, Bob Tansill, and Jack Stevens.

Discussed and compared were the management contract proposals from PMP and Clagett management for 2013.

After much discussion and comparison of contract features the board voted on a motion by Bob, seconded by Jack to interview both companies on Dec 11 pursuant to making a decision to hire. Vote carried 5-0.

With no further business the meeting was adjourned at 9:15 P.M.

Gary Kable, Pres.

On 12/11/12 the THCA met in special session to interview candidates for the 2013 management contract at 7:00 P.M.

Present were Gary Kable, Phil Harcomb, Bob Tansill and Jack Stevens. Jud Romine was not able to attend.

The first interview at 7:00 was for Clagett Management. Thru a conflict and misunderstanding, Tom Clagett was not able to attend.

The second interview was for PMPO at 8:00 P.M.

Present were Ed Thomas, President and 3 potential managers: Zack Walker, Richard Sussman and Keith Stains.

Ed reported that PMP having a West Virginia location is very close, PMP can be our webmaster, and we can make arrangements to have minutes taken at all meetings.

Inspections will be 1 major inspection in the spring with pictures, reports and letters to homeowners, reinspection in 45 days with Thank you letters sent for those making corrections and further enforcement steps taken for those not correcting the violations.

A yearly management plan will be started in January- Zack Walker is the assigned manager.

After the presentation a motion by Bob with second by Jack, to award the contract to PMP for 2013 was passed 4-0. President is to work out details with Ed.

In further business ballots for 2013 board offices will be printed and presented with the following- Gary Kable for President, Phil Harcomb as VP, Bob Tansill as Secy-Treas., Jack Stevens at Large and Jud Romine at Large. Debra Terry will be listed as will other candidates may be elected from the floor.

Regular meeting for 2013 will be held a 7 PM at the Jefferson County Schools Board office on the following dates:

Board meetings: Jan 7, April 1, July 1, Sept 10.

Citizens meetings: Jan 15, Apr 9, July 9, Oct 8.

Gary Kable, Pres.

The board met in emergency session at Bob Tansill's home at 7:10 PM on Tuesday 10/30/12.

Present were Gary Kable, Phil Larcomb, Bob Tansill, Jud Romine and Jack Stevens.

President Kable reported that Tammy McWilliams of Trump&Trump is not able to give opinion to TH on contractor provisions between TH and PMP.

A general discussion was held concerning the current contract with PMP which is expiring Dec 31, and the contract proposed by PMP for 2013. The general feeling is that since Renee Hall has left and we don't know who the new manager will be, we should hold off signing the new contract and advertise an RFP for a full service contract with reply in 2 weeks.

Bob moved to send Ed an email stating that we were considering our options and are not signing at this time. We would also like to meet Tue Nov 26 at 7 PM at Bob's and meet the new person. Jack seconded. Motion passed 5-0.

With no further business the meeting was adjourned.

Gary Kable, Pres.