



BRIDGEMILL
Community Association, Inc.
3542 Sixes Road, Suite 108

Board of Directors Meeting Minutes
January 11, 2016 6:30 p.m.

Call to Order: 6:30 by Johnny Rich

Prayer: Presented by Johnny Rich

Members Present: Johnny Rich, Vice President / President
Jonathon Subacz, Secretary
Ken Baskett, Treasurer
Brian Duncan, Member at Large
Matthew Lazar, Division Manager
Susan Rubin, Onsite Property Manager
Michael Sands, Onsite Property Admin

Guests Present: Heritage Property: Gavin Cobb & Mike Wallace

Members Absent: NONE

Member Questions/Comments: NONE

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes - November 9 , 2015 PENDING
- Executive Session Board Minutes - November 9, 2015 PENDING
- Open Session Board Minutes - December 14, 2015 APPROVED
- Executive Session Board Minutes - December 14, 2015 APPROVED

Homeowner's Hearing:

- None

Police Report:

- See Comstat handout; Guest, LT. Danny Higgins, was absent.

Officer Reports: NONE

- Member At-Large
- Secretary
- Treasurer
- Vice President / President

On-Site Manager's Report:

- December violations: 321
- ARC request: 61
- Propose one ARC meeting instead of one for the month of December. APPROVED by the BOD.
- Add deadline date to the website for all ARC submissions. Suggest Friday before noon of every upcoming Monday meeting. APPROVED by the BOD.

- Financials
 - Balance Sheet: See EDGE Website at HeritageProperty.com
 - Income/Expense Statement: See EDGE Website at HeritageProperty.com

Unfinished Business:

- Construction of an onsite office within BMCA:TABLED
- Third entrance: BOD will revisit this capital improvement with the 2016 Board as bids are no longer current.
- Facebook Policy: TABLED.
- Mailbox Post: shipment arrived 1/5/16. Ordered 50 more mailboxes. Should be available by March or sooner.
- Stop signs inside BridgeMill need updating. Will request a proposal from Signs Over Ga. For the February meeting.
- Children at play signs – Proposal from Glenncast and Signs Over Ga. were reviewed. The Board asked for an additional PVC style design post before a final decision will be made on current bids.
- The Manor streetlight – will be installed by end of January per Ricky Dobbs with CCWA.

New Business:

- Annual Meeting review: Confirmed guest list includes LT. Danny Higgins from the CCSD, Deputy Dwayne Casteel & LT. Jamie Gianfala from the Marshall’s Office and a Deputy from Animal Control. All paperwork is signed securing Liberty Elementary. Michael will meet with Rad Dixon the week of Jan. 18th to review the audio visual equipment. The BOD PowerPoint is 90% complete. The BOD will meet at a later date to discuss the material. Snacks will be provided for the meeting. Michael will inquire about a secondary PA system if the Liberty equipment is not up to standard.
- Flood zone at Lake Towne Lane: Informed the BOD of this area and recommended they put on the “watch list”. Highgrove and Mark Hutchinson are inspecting this area weekly. Cleanout will occur as needed.

The BOD moved into the Executive Session to discuss legal issues, homeowner accounts and/or management report. During part of the management report, Susan Rubin and Michael Sands were dismissed; adjournment time unknown thereafter.

Next Meeting Date & Time: February 8, 2016, 6:30 p.m.

Signature on File

Jonathan Subacz
SECRETARY

DATE