

President - Roger Mforneh
Vice President - Yvonne Duncan
Secretary- Leveque Cooper
Treasurer- Monique Womble (Absent)
Chief Financial Officer- Carl Henry

CCC Community Meeting was called to order at 7:45pm on Wednesday August 30, 2023, virtual Zoom by Roger Mforneh.

Approval of Agenda

The agenda for the meeting was approved by the majority of those present.

Review of Current Minutes

The minutes of the current meeting were reviewed and unanimously approved.

Consideration of Open Task

A. Meter Installation Process

Paul Mazza, Director of Sales and Marketing for Delta Utility Solutions, was present for the community meeting in which he discussed more about the upcoming meter installation that will take place Sept 11-15, 2023. He talked about the design and the function of the meter and the installation process. He explained that the Plumbers will enter the home to where the meter is located in which this area would need to be cleared from obstructions. He advised that the Plumbers will be in the community before the installment date to locate water shut-off valves of each home and only outside access on your property is needed at that time. He informed a large number of his Plumbers will be out for speedy installment day.

During the installment process of the meter the water will be turned off to isolate the water and secure pipes during install.

B. Scheduling

The Board informed that the meter installation would be scheduled by building and will be emailed by Sunday this week September 3, 2023 the install date.

Please have a point of contact available on the scheduled install date 18 years or older to allow access to enter your home.

September 11- 15, 2023 date of installs will be scheduled by buildings. Paul Mazza did address if Saturday schedule is needed to notify the Board of that time slot and we would try to get it scheduled. The Plumbers schedule is minimal on the weekend.

II. Homeowners Association Biz

All Homeowners must purchase a water meter where the data can be captured by Synergy Billing.

- A. Homeowners were concerned about payments that were made to Sentry Management for the sub-meter and water assessment but were receiving a bill for payment. The Board explained all payments and balances for the sub-meters and water assessments were transferred over to Synergy Billing Portal and the Homeowners should not be making payment to Sentry or receiving a bill from Sentry regarding payment for water assessment or the sub-meter and to provide the Board with the billing invoice and their receipt of payment for us to investigate.**
- B. Homeowners had questions regarding Sentry Management's new portal, Community Pro, why information regarding our community is not available to view. The Board explained from what was told to us by Sentry Management that they are still building and migrating HOA Butler over to Community Pro and not all information is available right now.**

The Board informed our Homeowners again at our community meeting that there are two portals, one for making HOA assessment payments to Sentry Management, now Community Pro and Synergy Billing Portal to make their water assessment payments.

C. Pressure Washing & Drainage

Is a requirement to upkeep the beautification of your unit and is the responsibility of the Homeowner and not the Board. A one time pressure washing was provided at the expense of the Board as a courtesy but was explained future pressure washing is a responsibility of the Homeowner.

Some of our Homeowners are having problems with drainage within their property when it rains the buildup of excess water having nowhere to go causing flooding. It was mentioned by the Homeowner that the Board shares expenses in covering the maintenance for repair. The Board expressed any drainage issue on your property is a responsibility of the Homeowner and if HOA have to share maintenance expenses we will have to increase the

HOA assessment. This issue will be revisited at a later date.

Our propertyownersofccc@gmail.com was given out again for Homeowners to email us their questions or concerns. Our Community Meeting was adjourned,