

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 on Wednesday October 18, 2023 @ 7:45pm by Roger Mforneh virtual Zoom.

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. Paul Mazza, President of Delta Utility Solution, gave a status update of where we are with the sub-meter installs.

1. There are 29 units left with the sub-meter uninstalled for reasons due to:

- a. Plumbing is in need of a PRV valve to be installed or replace.
- b. High outstanding balance.
- c. Unable to locate the shut-off valve outside the home.

2. Homeowners that had a PRV valve in the wrong sequence internally or PRV valve can't be located externally have an option to hire their own plumber to correct the issue so that their sub-meter can be installed or the option to hire Paul that charges \$350 to correct the plumbing issue. The sub-meter will not be installed until the plumbing issue is fixed.

3. This repair will require a hard shutdown of the water in the Community on Friday, 11/10/2023. Last date to pay for sub-meter installation will be 11/02/2023.

4. All installments of sub-meter completion target date is the first week of November. After the target completion date if Paul has to come back to install a sub-meter a charge of \$550 which includes cost of meter and installation fee.

5. The Board also discussed the option of installing an alternate cutoff valves could not be located by the plumber.

- B. The Board discussed the Homeowners that have an outstanding balance with the water usage will be disconnected and water will not be restored until the balance including restoral fees are paid in full.
- 1. The Board emphasized that it was not fair for the Homeowners that paid for their sub-meter and water assessment to continue to have the water bill from RWR be split between 152 units. The sub-meter install ensures that the Homeowner will be billed only for their household usage and for the service of the sub-meter be activated as soon as possible.
- 2. The Board is working with Paul Mazza, who reported that all repeaters and gateway are in place and targeting to go live with the billing with Synergy.

Roger Mforneh, President of HOA Board concluded that a follow up Community Meeting with an agenda will be scheduled in the first week of November and for the Homeowners that wanted to add to the agenda send their discussion to: propertyownersofccc@gmail.com.