

CLIFFTOPS PROPERTY OWNERS ASSOCIATION
Board of Directors Special Meeting

MEETING DATE
November 17, 2008

Approved Minutes

Board Members Present

Henry Blizzard (2010)
Dale Cermak (2010)

George Goodwine (2009)
Gayle McKeen (2011)
Howard Smith (2009)
Baker Walker (2011)

Also Present: Ty Burnette (Property Manager)

Board Member Absent

Henry Chase (2011)

Henry Blizzard called the meeting to order at 1:55 p.m. and announced the presence of a quorum. He indicated that this was a special, called meeting of the Board to consider a recommendation to the membership for a special meeting to address issues related to the Clifftops pool.

Ty Burnette presented two proposals from Master Pool Builders for a new pool. He has modified their proposals to show pricing for comparable work. The low bid of \$75,368 is from Burleson Pool Company in Hampton Cove, AL (and licensed in Tennessee) for a new pool of 24 x 46 feet and a water depth of 3 to 5 feet. The price includes a new salt chlorine generator. Clifftops maintenance staff can remove the current stone decking and RW Construction will demolish the current pool for \$6500. A new pool cover (if required) will be \$5000. New concrete decking of 3500 square feet will cost \$12,250 by RW Construction and a "Kool Deck" finish will be \$1386. Total estimated cost for the completed pool is \$100,504.

It was noted that this project would be paid from existing reserves and would not require a special assessment.

After discussion, Howard Smith moved that the Board call a special meeting of the Clifftops membership at 2:00 pm on Saturday, December 13, 2008. The purpose of the meeting is to authorize the Board to spend up to \$110,000 from existing reserve funds to contract with RW Construction for demolition of the current pool and construction of a pool deck and with Burleson Pool Company for construction of a new pool at the Bluff Club site, plus associated costs. The pool will be at least as large as the current one and have a water depth of 3 to 5 feet. Motion was seconded by Dale Cermak and passed unanimously.

There being no further business under the terms of the called meeting, Henry adjourned the Board at 2:48 pm.

Henry Blizzard, President

Howard Smith, Secretary