

# Southern Village Master Association (SVMA)

Board Meeting, June 26<sup>th</sup> 2007

**Members present:**

Barbara Hummel, Treasurer  
Tony Smith, Vice President  
Sarah Shapard, President  
Julia Thomson, Secretary

**Guest:**

Steve Biesser, SV Owner

**Location:**

The Book Store, Southern Village

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1. Sarah Shapard called the meeting to order at 6.35 pm.

A quorum was present because all four SVMA board members were present.  
The Agenda was approved earlier by email and confirmed at this meeting.

2. The minutes of the May board meeting were approved.

3. Tony Smith agreed to add SVMA material to the SVHOA website as soon as we are satisfied with the accuracy. Julia Thomson provided a diagram showing the relationship of the sub-associations to the Master Association. It represented the SVMA as an umbrella association with all the sub-associations below it. There is still debate concerning actual numbers within each association. It has been hypothesized that the monies collected by SVHOA are not accurate and some associations are not paying their full contribution.

Steve Biesser confirmed that the 700 Market Lofts was accurate but he suggested we contact Bo Dunlap, their property manager, for confirmation. He also gave us the email and telephone number of his father-in-law, Brendan Fitzgerald, who is on the Board of Townhomes I. Tony Smith provided the new member number for SVHOA as 677.

4. New Business:
  - a. Sarah Shapard asked about liability insurance for the SVMA Board members. She felt that the SVMA Board should not exist without liability insurance.
  - b. Discussed the inclusion of SVMA in the SVHOA Property Manager contract. Then SVMA wouldn't have to keep asking for information.
  - c. The SVMA AGM minutes were provided by John Lawton of HRW. It was agreed that they were inadequate and the Board needs to edit them for accuracy.
  - d. The SVHOA is interviewing Property Management companies on July 18<sup>th</sup>. The Board felt that a SVMA member should attend the presentations. Tony Smith acting as President of SVHOA is the only member who can attend. The other members proposed Anne Marie Stolp (Property Manger for Edgewater II & III) be appointed as

an observer representing Sarah, Barbara and Julia. This way we can be fully informed.

5. Agreed Action Items & person(s) responsible:
  - a. Material for website will be updated and submitted to Tony in draft format – Julia Thomson
  - b. Each sub-association will be contacted to confirm member numbers, and number of units billed – Julia Thomson
  - c. Request the addition of the SVMA Board members to the SVHOA liability insurance – Sarah Shapard
  - d. Speak to Anne Marie & explain request for representation at July 18<sup>th</sup> meeting – Barbara Hummel
  - e. Edit the AGM minutes and circulate to members for their input – Julia Thomson
  - f. Intercession with SVHOA Board – Tony Smith

Next meeting: Wednesday, 5<sup>th</sup> September

Barbara informed the Board that she leaves for Germany on July 3<sup>rd</sup> and may not have returned by September 5<sup>th</sup>. She is dealing with family matters and the outcome is unpredictable. She will keep us informed.

There being no further business, the meeting was adjourned at 7.30 pm

Julia Thomson  
Secretary

Contact information:

Sarah Shapard	<a href="mailto:Rsshapard@cs.com">Rsshapard@cs.com</a>
Tony Smith	<a href="mailto:tonysmith@nc.rr.com">tonysmith@nc.rr.com</a>
Barbara Hummel	<a href="mailto:bhummel99@yahoo.com">bhummel99@yahoo.com</a>
Julia Thomson	<a href="mailto:jthomson@walkerthomson.com">jthomson@walkerthomson.com</a>

**Southern Village Master Association**

SVHOA has a total of 677 homes, including single family homes, townhomes and courtyard homes 232 homes are members of various condominium associations

**Southern Village Homeowners Association, Inc. (677 units) includes Townhomes I & II, Courtyard Homes, Highgrove and West End**

**500 Market St. Condominium Owners Association, Inc. (20 units)**

**700 Market St. Lofts Condominium Association, Inc. (22 units)**

**Market St. Condominium Association, Inc (8 units)**

**Edgewater Place I (24), II (16), III (16) and IV (60) Condominium Homeowners Associations, Inc.**

**Merrit Park Condominium Homeowners Association, Inc. (30 units)**

**Copperline Square Condominium Homeowners Association, Inc. (36 units)**

**Southern Village Apartments, LLC**

**Market St. Association, Inc.**