

WHITEHALL MANOR HOME OWNERS ASSOCIATION
Board of Directors Meeting
Wednesday, August 30, 2006
MINUTES

Seth Packham called meeting to order at 6:00pm

I. Attendees:

Board Members: Vinnie Bonanno, Shauna Harrison, Jay Manganaro, Lisa Montoya, Seth Packham, John Rodgers, Eric Sayer & Nancy Hicks from York Properties

II. Introduction of all members

III. Bylaws read and discussed

- a. Covenants supersede Bylaws (per Nancy)

IV. Need for committees to oversee the following areas:

- a. Architectural
- b. Grounds
- c. Rules and Regulations

V. Informal meeting with Mr. Bergeron

- a. Open line of communication
- b. Common area map
 - i. Check Wake County Registry
- c. Annex Whitehall Village

VI. Treasurers to fine tune budget

- a. Obtain invoices/contracts from Canapex
- b. Review insurance policies
- c. Look into Fidelity Bonds

VII. York to draft community letter reviewed by President and mailed to community by Tuesday, September 5th, 2006

1. Collect \$27,000
 2. Inform of next HOA meeting Including agenda items
- Obtain meeting room with Town of Apex
 - Check with Hope on numbers and effective date of increase

For Future Review:

- a. Number of votes needed at next meeting
- b. Board member terms of office
- c. Capital investment of \$200

New Business:

- a. Next Board of Directors meeting Monday, September 18th, 2006
- b. Next HOA meeting Monday, September 25th, 2006
- c. Annual meeting – April - TBD