

Board members present: Patrick Kirley, Angelo Paino, Jessica Canonico, Lori Johnson

Community member sign in sheet collected.

Patrick opened up the meeting by introducing the board members and their positions.

Angelo discussed the below summary of the timeline of actions taken by the board.

September 1st, the board was notified by the pool vendor regarding a lack of payment. The board followed up with Alex Porter to provide bank statements, prove payment, and to meet at bank to sign over account. He did not come to the bank. Within the week, the board voted to terminate Homeplace as management company. The Apex Police Dept. was contacted to file a report to assist in acquiring documents. Also, an attorney was hired to assist. In the meantime, the board set up the PO box, created the gmail account, and sent out the letter to notify the community of change in management. Alex delivered boxes of documents, not including bank statements, to the attorney's office. They are now in Jessica Canonico's possession. A letter was written by the board to provide a resolution to the bank to become signatories on the accounts. It has not been accepted yet, as of the meeting. On October 3rd, the board voted to sign a contract with Talis Management Company to provide financial only assistance to VGHOA. Any financial information was turned over to them.

Q&A session:

- Is Alex still around and in the area?
 - o His last physical appearance was with the attorney on 9/22.
- Is the account closed?
 - o No, Alex is the only name on the account, so we cannot close it or change it without his permission.
- What was the sequence of new members and roles on the board?
 - o In June at the annual meeting, new members were voted upon.
 - o At the next board meeting, the positions were voted upon.
- How do we prevent this in the future?
 - o By choosing a reputable management company, and having frequent account access.
- What are the lawyer fees and how will they be paid?
 - o We do not know the total amount at this time, but HOA dues will be used to pay them. This is listed in the bylaws. We hope to recoup these fees in the future.
- How will we get the money back?
 - o We do not know what was in the account and we are working towards finding that out.
- Was Alex coming to the monthly meetings?
 - o Yes. Last one attended was in August.
- Did we pay the back balances for all vendors?
 - o The balances have been paid for insurance, and The Town of Apex utilities.
 - o There are still back balances for the landscaper and pool company.
- Do we have the money to pay these balances?
 - o We do not know yet. We are still receiving dues for this quarter.
- Does the lawyer have experience with this?
 - o Yes, he was recommended to us by Talis management who works with them regularly.
- Who owns HomePlace Management?

- o As we know it, Alex's family owns the business.
- Are we aware of the large HOA scandal in our county? (Kornerstone management)
 - o Yes, we are aware, we have put all the measures in place with the new company to ensure that does not happen.
- How were the names (signatories) taken off the bank account?
 - o We do not know. It happened over time
- How do we get access to the account?
 - o We are working with the police, the bank, and the attorney to gain access.
- Are there minutes on file for new board members?
 - o Yes, there are minutes from that meeting available.
- What can the community do?
 - o Please continue using the VGHOAApex@gmail.com email address for any questions.
 - o Be on the lookout for information from Talis Management
 - o Please email copies of past checks from dues.
- How much money was in the account?
 - o As of September from the statements provided by Alex in a spreadsheet, there was approximately \$20,000 in the reserve account. We do not know exactly how much is or was in the accounts currently.
- Has the Board had an outside accountant review the VG balance sheets/account ledgers to make sure that our funds are accurate?
 - o Without access to the bank accounts, we cannot confirm the information given to us by Alex.
- May the board please update the VG website to add the board meeting minutes for the last two years?
 - o We do not have quick or easy access to those documents at this time. We can put together what we have, but it will not be comprehensive
- Would the board provide notification of the monthly board meetings?
 - o It will be posted on the Website and Facebook group when we return to regular monthly meetings.

It was noted that the light was out inside the gazebo.

Meeting adjourned at 7:29pm