

Kim Quinn called the meeting to order and declared a quorum present. Harris and Santoro were on the conference line and Perry, Sutton, Brown and Quinn were physically present. Moore did not attend due to her business travel demands.

Update, we are now on for our BOD meeting Friday 11/16 at 4:30pm with a hard stop at 6:00pm. The agenda has slightly changed;

1. Special Assessment Projection/Hurricane Update. The board was reminded that we discussed a possible special assessment may be needed to cover capital expenses that needed to be considered in order to get several major repair and maintenance items completed at the 10/26/18 meeting. Attached to the current agenda was an excel file with current quotes "in hand" and remaining estimates of a projected special assessment for the ownership of Queens Grant. After discussion, Billy Sutton motioned that a Special Assessment, of \$1,394,158.00 (\$12,790.44 per each of the 109 units) be brought to a Special Called Ownership Meeting on January 19th at Queens Grant Clubhouse, Kristine Perry seconded the motion and it was approved with no objections. After the vote and discussion, the board asked Victor Santoro to draft a letter of introduction to the ownership of this proposed assessment so allow the QG BOD to be transparent and in giving as much notice as possible. Victor to have the draft sent out for review before Monday 11/26, hoping to send out to owners by 12/3 week. It was noted that several of the projected projects may be covered by pending insurance claims. These items remain in the projection due to no settlement has yet been decided.
2. Public Adjuster for QGRA Claims. Kim Quinn suggested that QG use a public adjuster (Global Patriot Adjusters – Marc Lancaric) to further investigate and possibly arbitrate action of our current insurance claim for an increased settlement. Kim also noted that if the public adjuster reviewed our case and could not increase our potential settlement that there would be no charge to QGRA. However, if they are successful in increasing the settlement then they would get a 10% fee based on the settlement amount. Billy Sutton motioned that we engage the public adjuster and Austin Harris seconded the motion. The motion carried with no exception.

Ron Brown motioned that the meeting be adjourned, seconded by Austin Harris, motion carried with no objection. Meeting ended at 5:43 pm.

Note: Attached are the Assessment projection of 11/16/18 and two engineer drawings used for the estimates of the proposed bulkhead repair.

If time permits we will discuss;

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| 1. Financials 10/31 P&L. | Not Covered. |
| 2. Update on A/P and bill paying. | Not covered. |
| 3. Steve Harrell – New Schedule. | Not covered. |

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