

*Annual Meeting of the Market Center Towers Association  
October 20, 2011 5:45 PM  
Social Room  
531 North Hamilton St.  
High Point, NC*

The meeting was called to order by President Aiken at 5:45 PM

The presence of a quorum was established with 18 owners present or represented by Proxy.

The minutes of the previous meeting were read and approved.

The property Manager presented a year-to-date expense spreadsheet and a bank statement concerning the CD held by the association.

The first order of business was the election of three members to the Board of Directors. Nominated were: Mona Sheer, Jean Summey, Ben Farmer, Kimberly Kniffley and David Gantt.

Farmer, Kniffley and Gantt were elected to serve as the new board members.

The next order of business was a discussion concerning the contracting for WiFi service in the building. Board member, Roy Shipman reported he had discussed the possibility with Time Warner Cable, Direct TV and North State Communications. North State was the low bid offering to have service in the social room for \$50-60 per month. A discussion ensued with a majority of members indicating they did not wish to pay for the service.

The next order of business was a report from board member, Kimberly Kniffley concerning two large Oak trees on the property which appear to be dead. She reported a tree expert had examined the trees and determined they were dead and should be removed. A discussion followed with the decision the matter would be discussed by the Board with the idea to wait until spring to be sure they could not be saved.

The next item was a report from member Roy Shipman concerning the waterproofing and caulking bids for the exterior of the building. Two companies

had offered bids and each was discussed. Due to the potential cost of \$40,000 to \$45,000, the situation was referred to the board for additional discussion. Board member, Kimberly Kniffley was provided the quotes for board review as she had assisted in the bidding process.

The next item was a concern expressed by owner, Victoria Shipman, concerning the fact EMS had been called to the building twice in the past 60 days for an emergency but were unable to enter as the Fire Dept. was not called and they have the only key to the Knox Box on the exterior wall. Mrs. Shipman had a discussion with the Manager of EMS Services for Guilford County. It was stated that if the association would place a second Knox Box on the outside wall with a combination lock, not a key entry, every emergency unit would be automatically informed as to the locked doors and the way to enter the building to offer assistance. This item was referred to the board of further research and action.

The next item was the introduction of Attorney Bob Cecil. President Aiken had requested Attorney Cecil review the By-Laws as well as the Rules and Regulations of the association and bring them up to current state standards. Attorney Cecil presented amended Bylaws and Amended Rules and Regulations. The decision of the members was to refer the modifications to the board which will review and present the proposed modifications to all owners at a later date.

There being no additional business, the meeting was adjourned.

Respectfully submitted,

Deborah Doss  
Doss & Associates Property Management, LLC