

AGENDA AND MINUTES OF MEETING
FEBRUARY 28, 2020

IN ATTENDANCE:

Mark Huff

Jeff Miro

Tammy Harrison

1. Community Transition Discussion

- Board received confirmation that the contractor cleaned up concrete but was not done properly. **CONTINUING**
- Board received confirmation that the developer will not be submitting an ARC request for the chain link fence.
- Board discussed options for recouping overpaid 2018 property taxes (small claims court, recoup from developer, appeal). **CONTINUING**

2. Covenant Discussion

- Board agreed to send a reminder to the community to give input on changing covenants.

3. Covenant Infractions

- Board discussed reported infractions.

4. Landscape Discussion

- Board received confirmation that community volunteers continue to assist with clean up and mowing of common areas. **CONTINUING**
- Board discussed status of requesting a refund on work that was not completed by landscaper. **CONTINUING**
- Board received confirmation that communication has been established with the other property owner of the pond.

5. Deeding Common Property Discussion

- Board discussed researching information to deed common property to adjoining homeowners. **CONTINUING**

6. Communication Discussion

- Board discussed sending periodic emails to the community with updates.

7. Management Discussion

- Board discussed the ongoing review of the management contract and alternative solutions in order to reduce costs. **CONTINUING**

8. Insurance Discussion

- Board discussed and agreed to collect estimates for insurance coverage to reduce expenses.

9. Architectural Review Committee

- Board discussed active review requests and creating a variance for screen/walls. **FOLLOW UP**

10. Financial Update

- Board received confirmation that the review of finances and bill payments are continuing (Hinson and Palmetto). **CONTINUING**
- Board reviewed information that indicated the HOA checking account is shared with other HOA's and will request an audit. **FOLLOW UP**
- 2020 Income: \$9,052.29
- 2020 Expenses: \$1,928.87
- Checking Account Balance: \$12,730.60
- Reserve Account Balance: \$332.13

11. Action Items from previous meeting

- Follow up on concrete clean up - **CONTINUING**
- Follow up with Management Company/County on reassessment of common property - **CONTINUING**
- Follow up with Management Company to provide additional financial and bill payment information – **CONTINUING**
- Follow up with developer about ARC approval for chain link fence **COMPLETED**
- Review opportunity for small claims court, recoup from Developer, appeal for overpaid property taxes **CONTINUING**
- Follow up with Landscaper on request for refund **CONTINUING**
- Collect information regarding deeding of common property to adjoining homeowners **CONTINUING**
- Meet with ARC to confirm functionality

12. New Action Items

- Send reminder email to community to give input on covenant changes
- Collect estimates for insurance coverage
- Request audit from Hinson on joint checking account shared with other HOA's.