

**Southwyck Community Association
Minutes, Board of Directors Meeting
October 3, 2024**

A regular meeting of the Southwyck Community Association Board of Directors was held on October 3, 2024, via videoconference. Board members present: Helen Bilyeu, John Fisher, Kevin Shaw, Vanessa Helmer, and Rick Nelson. Residents: Homer Franklin, and Cathie Tydelski. Others: Kathy Dooley of Community Management Solutions. A quorum was verified and the meeting called to order at 6.30 pm.

Homeowner Input: Mr. Franklin thanked the Board for supporting National Night Out and reported that Section IV had a good turnout.

Secretary's Report: The September meeting minutes were reviewed and approved by motion made, seconded, and passed.

Treasurer's Report: The August financial reports were reviewed. After review, a motion to approve the financial reports was made, seconded, and passed. The audit report was received via email.

Board members discussed potential projects to include in the budget for 2025. Priorities include brick wall repair and playground equipment.

Business: *Bulkhead failure Sunset Park* – Ms. Dooley discussed problems with cracks in the bulkhead and subsequent soil washout. The MUD attorney had previously denied MUD responsibility for repairs. Board members authorized the HOA attorney to contact the MUD attorney to discuss their findings in the deed history. In the meantime, Ms. Dooley was directed to put up a barrier where the soil is washing out.

Storm Damage – A new adjustor has been assigned, and no formal financial reports have been received. They have asked for estimates the HOAs have obtained for repairs. Ms. Dooley has contacted Section IV for roof and playground repair estimates. A Section IV owner has hired an attorney to press their claim that their fence that backs up to the Section IV Park should be paid for by the HOA. Ms. Dooley was authorized to turn the claim over to the Southwyck attorney.

Project/Repair Updates – Parking Lot Striping – A motion was made to approve the bid from Gulf Shores Maintenance to restripe the Lake Park parking lot at a cost of \$785. The handicap sign will be replaced at the same time. The motion was seconded and passed. *Brick Wall Repair* – Ms. Bilyeu prepared a spreadsheet identifying repair priorities. A revised proposal is expected next week. *Clubhouse* – no update. *Playground Equipment* – Board members discussed potential new locations for the playground, equipment options and vendors. All are asked to put together suggestions for a 2-5 year old equipment plan, and an older child plan.

Beneficial Owner Report – Ms. Dooley discussed the new corporate report requirement and noted that because Southwyck is fully tax exempt they do not have to file a report.

All Boards Meeting – Mr. Franklin discussed plans for the All Boards Meeting to be held October 22nd. He will send out a Teams meeting invitation.

Members moved to Executive Session at 7:38 p.m. An attorney directed bad debt write off due to bankruptcy filings in the amount of \$23,661.30 was approved by motion made, seconded, and passed.

The Board returned to regular session. Mr. Nelson reported that there has been no response from the US Treasury to his continued efforts to set up an investment account. A motion was made to move up to \$200,000 into investments CDs of 6 months – 1 year. The motion was seconded and passed. A motion was made to increase assessments by 10% for 2025, was seconded and passed. The increase in income will be distributed between legal and irrigation expenses.

There being no further business, the meeting was adjourned at 8 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary