



November Board Meeting Agenda

November 9th 7pm
Online and at Clubhouse

2021 Board Members	Present	Absent
Jessica Cejka President	P	
Bob Mitchell – Vice-President		A
Tricia Buford Markuson Secretary	P	
Sherrel Romano Treasurer	P	
Beverly Simms – Member at Large – Socials	P	
Brad Mitchell Member at Large – Architectural	P	
James Alderson - Member at Large – Maintenance		A

Establishment of a Quorum - Yes

Call to Order - 7:00pm

Order of Business

President

- Welcome

Secretary

- Approval of October 2021 Monthly Meeting Minutes. The minutes were e-mailed to all board member. The President asked if there were any questions or changes, and no changes needed. The Secretary motioned to approve the minutes and Sherrel was a second. All board members were unanimous, and the minutes were approved.

Treasurer

- Sherrel reviewed the Income for the month of Oct. — \$2,558. \$825 Resale Packets, \$1,200 Transfer Fees, 1 special assessment, 1 pool key 3 dues, and the aerobic program \$132. Income/revenue will be very slow until the statements are mailed out in January 2022. It is worth noting that the Amenity key fee is still bringing in income due to adding the Irene gate lock. This has and will help in the future maintaining the amenities.
- Treasurer's Report - Beverly presented impressive financial graphs, Kudos to Beverly. Current month revenue collected was presented. **Revenue** - 32% Amenity key fees, 26% Assessments and donations, 23% Transfer and real fees, 17% Mandatory dues, 2% Other and Misc. Expenses - 35% Insurances, 29% Special projects, 23% Amenities Maintenance, 6% Utilities, Taxes, and Events, 5% Administrative, 3% Legal. Financial account balances for year to date 2021 were reviewed as compared to 2020 year to date balances as well as 2021 total year budgets.

Committee Reports

Maintenance

- Resurfacing the basketball courts/pickle-ball will be all based on volunteers. Cost will be approximately \$1,500 to \$2,000. It was recommended that the materials will be purchased this fiscal year, and construction in 2022 with volunteer labor. Brad made a motion to resurface the court. Sherrel was a second. All board members were unanimous.
- Pool - decision on the Pool maintenance for all year. Sherrel motioned to have the pool company take care of the maintenance through the winter, Jessica was a second, All board members in favor. The cover will be put on later in the week.
- The basketball goals needs more water, the Crosby's said his family will help complete.
- Clean up needs to happen at both amenity property. It would be preferable to have that cost come from 2021 budget.

Architectural

- A new state law states board members may not serve on the Architectural Committee. We have had two residents step up to serve on the ACC who are not board members. Also, under this new law, *all ACC requests must go to an ACC. Once the ACC reviews the application and if the request is approved, there is nothing further for the Board to do. However, if the ACC denies the request, the ACC must send notice to the owner, in writing, describing the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and inform the owner that the owner may request a hearing on or before the 30th day after the date the notice was mailed to the owner. The Board then must hold a hearing within 30 days of receiving the request. While we transition to this new process, we ask residents be patient as we are all volunteers working on this.*
- Another state law Section 209.015 allows owners to build non-residence type structures on adjacent lots without having to consolidate the lot, formally, and to give an owner authority to do it despite the requirements to build residences on each lot. If anyone had previously submitted a request and was denied, please resend to the ACC committee for approval.

- Notice to residents with RV's - We had reports of residents potentially living in RV's. This violates the deed restrictions, so we have sent out letters to 3 properties who might be in violation. There was a response from two, waiting on a response from the third.
- ACC approvals
 - One on Colleen
 - Lot 248

Communication/Webmaster

Socials

- Do we want to have a social before or after the annual meeting? Cookies and water provided.
- 2 clubhouse rentals in Novembers
- Advertisement on the website needs to be updated, and more can be posted.

Old Business

- Annual meeting (budget prep and board positions)
 - We have 4 board members willing to stay on the board for 2022. 2 other homeowners have volunteered to run for the board. We are allowed up to 9 board members. Is there anyone else willing to run for a position on the board? We will be mailing out notices for the annual meeting next week and will include a proxy ballot for the board positions. If you will not be able to attend the annual meeting, please send in your proxy ahead of the meeting.
- Running again: Jessica, Sherrell, Brad
- Staying: Bob – term ends 2022
- Stepping down: Tricia-term ends 2021, Beverly – term ends 2022, James – term ends 2022
- New residents running: Debbie Howard & Nichole Ringer

New Business A preliminary budget is ready to discuss with the board. The financial committee will get together to discuss.

Open Forum/Owner Discussion-

- Owner of Lot 248 Unit 2 voiced her dissatisfaction on the denial to build a Gazebo on her property. A discussion took place and the recommendation was to follow the process and request an appeal. Suggestion that the ACC should have their own e-mail. The President agreed and will put in place. Another owner suggested to raise Transfer fee and charge a Architectural fee to help raise revenue. Conversation on this topic incurred, and further investigation on this topic needed for the Annual or a special session meeting. An owner had a question about when the ByLaws/Deed restrictions will be revised. The board decided because of his cost this needs to be a line item in the budget. This will be added to the budget and voted on at the annual meeting. Questions about the ongoing lawsuit, and there is no new information. Questions/comments about further action on the lawsuit to bring it to an end occurred.

Adjournment - 7:47pm