

Minutes taken at the Carshalton by the Bay Homeowners Association, Inc. Board of Directors meeting Tuesday January 8th, 2019 @ 7:00PM. This is the first Board of Directors meeting in 2019. Board members in attendance were President Rick Wyatt, Vice President Tom Streck, Treasurer Jimmy McMullan, Member-at-Large Larry Pabst, Secretary Sheila Spagnolo. Architectural Control Committee member George Goetz also attended.

Agenda:

1. A prospective buyer has requested that the HOA consider allowing the combination of lot 18 and 19. If combined, the lots are to be treated as a single lot for building purposes and still be treated as two separate lots for HOA revenue purposes. Several safety nets must be in place to protect the interest of the Homeowners Association. Before the Board will move forward with approval, legal documents must be in place to enforce the collection of two HOA dues. ACC is to examine the prospective building plans to insure that the dwelling being erected is in harmony with surrounding homes. Since this is a new adventure for the ACC, the ACC will define specifications for building on combined lots/lot. Because of setback boundaries, it will be necessary to waive setbacks where the 2 lots adjoin in order for prospective buyer to build a house that encompasses the two lots. Also, prospective buyer should be made aware of dock restrictions per SJWD.
2. The treasurer gave an update of the Association's current financial position. 2019 Dues are trickling in. Approximately half of the property owners have already paid. Mowing cost for 2018 is due as well. Liens will be filed on properties that have not paid dues and assessments.
3. The Board reviewed the reserve fund spend plan. Two projects, replacement of split rail fence and park privacy fence, were discussed. The Board voted to replace the split rail fence along Jordan and any corners that have deteriorated post.
4. Administrative: Signed bylaws for filing with county. Because of a recent SC HOA Law, our Bylaws must be filed with Spartanburg County land records. Signed new bank signature card.
5. The Board decided that undeveloped lots should be mowed 5 times, rather than, 3 during the growing season. Lot owners will be notified and billed before mowing. Lot mowing is not a revenue or profit item. The Board contracts to have the grass cut on empty lots and the treasurer bills the lot owner.
6. Discussed contractors' mess around the construction sites. ACC will address unsightly building sites and address the issue.

The next HOA Board meeting has not been scheduled.

ADJOURNED: 8:20PM

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association, Inc.

