

**Southwyck Community Association
Minutes, Board of Directors Meeting
December 5, 2024**

A regular meeting of the Southwyck Community Association Board of Directors was held on December 5, 2024, via videoconference. Board members present: John Fisher, Vanessa Helmer, Kevin Shaw, and Rick Nelson. Residents: Homer Franklin, Weihang Zhi, 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 asked for an update on the mailing for the January Annual Meeting. Ms. Dooley asked Mr. Franklin about the status of estimates requested for Section IV hurricane damage. Ms Tydelski asked about entry lights on Northfork and a bent letter on the Southglen sign. Mr. Zhu asked about violation notices received for light clips. Board members explained that Section 1 handles violations notices and provided contact information.

Secretary's Report: The November meeting minutes were reviewed and approved by motion made, seconded, and passed. Motions were made to ratify Southglen sign repair for \$443.83, and irrigation repairs for \$11,190. The motions were seconded and passed.

Treasurer's Report: The October financial reports were reviewed. Ms. Dooley reported receipt of a \$4468 water bill. The landscaper is checking for a leak. After review, a motion to approve the financial reports was made, seconded, and passed. A copy of the revised budget for 2025 was included in the Board packet.

Business: *Storm Damage/Insurance Claim* – The adjustor is waiting for estimates on all repairs.

Project/Repair Updates – Irrigation Repair – A bid from Big Boy Landscape for irrigation repairs in the amount of \$1240 was provided for approval. The contractor reports that the work has already been done *Fence Repair* – Fence repairs along Fite and Magnolia were completed at a cost of \$604.39. A proposal from Pure Pressure to power wash the Fite Rd. fence at a cost of \$1200 was approved by motion made, seconded, and passed.

Brick Wall Repair – Tabled. *Playground/Clubhouse* – Tabled.

Annual Meeting – The church reservation is confirmed. There are 3 candidates running for 2 positions.

Members moved to Executive Session at 7:30 p.m. Board members discussed legal research concerning lake bulkhead repairs.

There being no further business, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary