

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

A regular meeting of the Southwyck Community Association Board of Directors was held on September 5, 2024, via videoconference. Board members present: Helen Bilyeu, John Fisher, Kevin Shaw, Vanessa Helmer, and Rick Nelson. Residents: Homer Franklin, Jacqueline Fleming, 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: Ms. Fleming expressed concern about deed restriction violations and the percentage of rentals in Huntington Park. She stated that one of the rentals seems to be a halfway house. Mr. Franklin shared the date of the Section IV Board meeting and invited her to address her concerns with the Section IV Board. Mr. Franklin also reported that Section IV is working on hosting the All-Boards meeting in October, and Section 1 has declined to participate. Dates are still under discussion.

Secretary's Report: The August meeting minutes were reviewed. The spelling of Emerald Pointe will be corrected. The amended minutes were approved by motion made, seconded, and passed. A motion to ratify the approval of an electrical repair in the amount of \$780 and approval of a park reservation request for Oct 26 was made, seconded, and passed.

Treasurer's Report: The July financial reports were reviewed. After review, a motion to approve the financial reports was made, seconded, and passed. The draft budget for 2025 was reviewed. Board members also received an excel spreadsheet with the information. The vote will be held at the October meeting.

Business: *Storm Damage* – Board members discussed storm recovery, status of repairs, insurance values, and whether the playground fall zone was insured. The adjustor has provided pictures of damaged areas for review. Section IV has approved the pics of items belonging to them.

Project/Repair Updates – Tree Work – A motion was made to approve the bid from Big Boy Landscaping in the amount of \$13,573.50 for tree work. The motion was seconded and passed. A motion to approve a proposal for removal of the crepe myrtles at the park pavilion for \$4050 was made, seconded, and passed. Ms. Dooley mentioned the need to trim crepe myrtles at the entry on Fite due to complaints filed with the City.

Clubhouse – Will discuss in October. ***Brick Wall Repair*** – Meeting with contractor scheduled for Wednesday.

Playground – Board members discussed potential playground replacement. Issues include age range, vandalism, and longevity. Ms. Dooley has catalogs for multiple vendors and delivered them to Ms. Bilyeu. ***Holiday***

Decorations – The current contract expires this year. A copy of the contract and pictures of the display were included in the Board packet. The design can be changed next year. Ms. Bilyeu suggested a simpler design for next year and suggested that we look at it again in May.

Lake Bulkhead – Daughtry and Farine provided research and a legal opinion concerning responsibility for repairing the lake bulkhead. Attorney Margaret Maddox does not feel that the repair is the responsibility of the HOA. Ms. Dooley was instructed to proceed with getting proposals for bulkhead repair anyway. Two companies have been contacted.

Special Events – The Board authorized reimbursement of up to \$250 to the Section Associations for National Night Out Events.

New Business: Mr. Fisher relayed discussions with the auditor concerning completion of the 2023 audit.

Members moved to Executive Session at 7:26 p.m. Four accounts were approved for partial late fee waivers, three accounts were denied waiver of late fees, and one payment plan was approved. Board members discussed the status of several delinquent accounts. Ms. Dooley is to contact Section IV to find out how billing for their violations/legal actions is being handled.

There being no further business, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Kathy Dooley, Recording Secretary