

SHELL BEACH HOA
AGENDA - BOARD OF DIRECTORS MEETING
January 18, 2016
5:30 pm - Regular Board Meeting
1310 Shell Beach Drive

ITEM I. CALL TO ORDER

ITEM II. MINUTES

- 1) Read and approved

ITEM III. TREASURY REPORT

- 1) \$100 received from Recreation Center deposit refund.
- 2) Letter will be sent to home owner who is 6 years in arrears.
- 3) Holiday party was \$739 plus \$138 tip. Tip has not been credited yet.

ITEM IV. OLD BUSINESS

- 1) Security cameras review
 - a) New camera was purchased with infrared capabilities that reflect license plates of all vehicles entering and exiting subdivision. Will take a license plate picture and post on Facebook.
 - b) Sign purchased stating the property is being monitored.
- 2) Shell Beach HOA Facebook
 - a) Several additional residents have joined since last updates.
- 3) Restriction Violations Communication
 - a) Will be updated, reviewed and approved for mail distribution to all residents. Residents who are still not in compliance will then receive notices after 10 days.
- 4) Landscape Yard of the Month
 - a) Landscape committee notified. They will decide winners.
- 5) Bylaws and Restrictions
 - a) Clean copy provided and will be linked on the Facebook page.

ITEM V. NEW BUSINESS

- 1) 2016 Dues will be mailed.
- 2) 2015 Audit will be commenced.
- 3) 2016 Mowing Contract
 - a) Previous contractor would like the opportunity to quote on the business. We will hold off until spring.
- 4) Facebook Business Postings
 - a) We have had requests from homeowners. Will review and post as appropriate.
- 5) 2016 Architectural Fees
 - a) Two homeowners have requested Architectural Review. They will be billed the \$90 fee as per the bylaws.
- 6) Repeat Vote Plan Ideas
 - a) Have HOA meeting to review 2015 and revisit the bylaws and ask homeowners what they would like to see changed, added, etc. Then vote again within the next 60 days.
 - b) Could also extend the voting timeframe.

- 7) Entrance & Greenbelt Landscaping
 - a) Will reach out to the landscape committee for further suggestions and review.
- 8) Year End Homeowner Communication
 - a) Will include information on what we have done and what we would like to do.
 - i) 2016 items could include the trail clean up and bylaw review.
- 9) Welcoming Committee purchased gifts for new residents.

MEETING ADJOURNED