



Board Minutes
April 13, 2020

CLOSED MEETING CALLED TO ORDER 5:34PM

Attendance

Liz Ersek, Ken Lorenz, Michelle Macy, Tish Dietrich, Darryl Brown (by phone)

Memo to Board issued by Ken Lorenz

Ken issued concern with community volunteering not being communicated. Liz indicated all residents were noticed on community volunteering efforts, and also the cancellation thereof due to COVID-19. All calls for volunteers are issued in advance and is done on a volunteer basis.

Ken issued concern that impromptu work happens and is not communicated. Liz indicated that impromptu work has had to be done as a result of COVID-19 and volunteers could not be solicited.

Liz indicated she has a text list for when requesting volunteer work. Ken asked to be added to the list. Concern was that same people were always being invited with little notice, some volunteers called on rather than requested, and it is the same people all the time. Liz re-iterated that previous to this time all volunteers were noticed on volunteer efforts through community communications. She indicated she would add Ken to the volunteer list.

Board discussed subcontracting work from this point forward, with bids, as the community as a whole is not recognizing the amount of savings being realized through the hard work of volunteers.

Darryl indicated a notice should be sent out enumerating the work that has been done for free for the community so people have an idea of the costs being saved. With regard to the boat lot Darryl indicated it would be beneficial to use the boat lot as an asset to keep homes looking kept up and not used as storage and unsightly. He stated that having \$50,000-\$60,000 spent on repairs for the boat lot and spreading that cost among residents would not be fair to those that don't use the boat lot.

Ken stated there is a reserve for the boat lot and a schedule for repairs within the budget.

Liz indicated that the boat lot fee was originally about accountability and not about improvement. It was to have a roster of those using it. There are not enough spaces for the 135 homes we have built out.

Michelle raised the question of how to move forward with extra spaces after people have moved in.

Motion was made by Liz to suspend the boat lot fee, seconded by Darryl, motion passed unanimously.

Management Company

Motion made by Ken and seconded by Darryl for Michelle and Tish to move forward with bids for changing the current management company due to lack of responsiveness. Motion passed unanimously. Deadline is April 27th to return to the board with recommendations on how to proceed.

OPEN MEETING CALLED TO ORDER AT 6:30PM

Attendance

Liz Ersek, Ken Lorenz, Michelle Macy, Tish Dietrich, Darryl Brown (by phone), Sue Thomas (ARC), Gordon Penman (ARC), Antal Ersek (ARC)

Minutes

Motion by Ken and seconded by Liz to accept minutes from February and March. Motion passed unanimously.

Treasurer – Financials presented including cash on hand and in savings, and outstanding receivables. Ken reminded residents that would do have a budget and a reserve budget for larger community repairs (roads, boat lot, and community beach).

Gate and Fobs:

Gerry provided update. Spreadsheet is complete. However chipset in the new system only allows for 125 entries.

A new chipset has been ordered that will allow for up to 3,000 entries. The cost for the new chipset is \$577.88 plus \$44.45 in tax. New chipset should be in next week and then names need to be added to the gate.

Fobs are all programmed and mailing labels and envelopes have been prepared for delivery of Fobs to owners after input. Gate openers will still work. The directory will allow a person to select a resident with a call to their cell phone and the gate can be opened with the press of a digit on the phone.

Item that needs to be addressed is that entry only works with calls to 704 area code numbers. AT&T needs to be contacted to allow for long distance.

Need a format for deliveries and first responders to enter the gate. Perhaps a code assigned just for them.

If a resident is behind on dues, they will NOT receive a new key fob.

Boat Committee

A boat lot committee has been formed with members Darryl Brown, Antal Ersek and Ken Lorenz.

ARC:

Presented by Sue Thomas: Two houses in progress on Oak Point and 2 on Riverwalk.

Maintenance

Landscapers are back and adding trees, cutting and clearing. They will be re-seeding lawn at the beach. Weeping willows were removed as well as trees that were detrimental to the gazebo/beach area.

Port a potty is on summer weekly cleaning schedule.

Swim line needs to be put back in and buoys for boats.

Gazebo/Cameras/Wireless

Antal requested that when review is made for cameras at the Beach Gazebo we look at moving power outlets above the flood plain.

Old Business

- Review needed of agreement with Hager property for \$1 per year- **Deferred**
- **Spring cleanup coming up with common areas, mulch and pine needles, etc. – Liz Spoke to Brad and he will handle**
 - **Right side of Beach Cove needs cleaning.**
 - **Fill needed on side of inside gate**
 - **Replacement needed of dead cypress by boat lot**
 - **Addition of wide evergreens needed at Gate 2 to stop bikes**
- Ken recommended attorney review docs to annex out Olive Road - During document review we should also look at minimum square footage per lot and modular home language- **on hold until mgmt. co settled**

Future Meetings

Future board meetings to be held the second Monday of each month.

Motion to adjourn at 7:22pm pm by Liz with second from Ken. Motion passed unanimously.

Submitted by Tish Dietrich, Secretary

