

On July 1<sup>st</sup>, 2023, a Board meeting was held via zoom. The following is a synopsis of that meeting until the minutes are read & approved at the next meeting.

### STANDING ITEMS

1. Minutes: Approval of minutes from 3-17-2023 meeting
2. Roads & Drainage: President Clint Hammonds has been speaking with the County Commissioner & engineers regarding flooding issues. There are currently no state funds available as the recent flooding was not declared a disaster but there may be grant money available. Staff were asked to identify problem areas. He also asked property owners to email the office with info on areas where drainage is an issue along with any photos they may have of the flooding. Staff have been mapping areas that they are aware of & those reported.
3. Architectural Appeals: none
4. Non-compliance: The Board voted unanimously for noncompliance fees to be imposed on the listed lots not in compliance.
5. Enforcement Action: Board voted unanimously for enforcement action to begin on the listed lots not in compliance.

### OLD BUSINESS

1. Mailboxes: A survey will be sent out to see how many in the community would be interested in renting cluster boxes.
2. Special Assessments (bulkhead at pier & boat ramp): Bids will be needed before further action is taken.

### NEW BUSINESS

1. Proximity Cards (access cards for amenities) The association will soon be installing new locks that will require access cards for entry. You can purchase 2 cards per lot. The 1<sup>st</sup> card is \$15 & the 2<sup>nd</sup> is \$25. If a card is lost, stolen, or destroyed there will be a charge of \$50 for each replacement. Property owners that have no outstanding debt owed to the Association & are in

compliance, may begin purchasing these cards on August 2<sup>nd</sup>, 2023. You can purchase them in person, via PayHOA or by phone.

2. Changing QuickBooks Administrator: Intuit required minutes to be able to make these changes. The Board voted unanimously to make the President Clint Hammonds Master Administrator.

3. Policy & Fines concerning dogs running loose: The Association's legal counsel will be contacted concerning a policy. This will be voted on at the next meeting.

4. Improvements being made prior to review & approval: This too will be taken to legal for to find out what actions can be taken.

5. Recording of updated fee schedule: Once all information is received concerning fines for pet policy & improvements prior to approval this will be updated & recorded with the County Clerk.

6. Days given for lawn compliance: The Board unanimously voted to give 7 days as tall grass is considered a public health & safety issue due to the venomous snakes, rodents & higher risk for grass fires.

7. Off Duty Officer Patrol of Community: The Board voted unanimously to approve this with a budget of \$1000 a month pending budget amendment.

8. License Plate Reader: The Board unanimously voted to purchase the one reader at the quoted \$2500 pending budget amendment.

9. Abandonment of Fence & Setback: There will need to be requirements & specifications implemented prior to these restrictions being recorded as abandoned with the County Clerk, no action taken.

10. Updated Management Certificate: An updated management certificate showing the change in Assessments from \$150.00 to \$180.00 is required. The Board voted unanimously to record this with the County Clerk.

11. Unknown Acreage: The Association has acreage that is incorrectly recorded with appraisal district & will require a survey to get this corrected. The Board voted unanimously to get the survey.

