

SLOA

Board Meeting - April 24, 2012

BOARD MEMBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Treasurer
Rick Wilson, Director

Dennis Williams, Vice-President
Leslie Powell, Director

MEETING LOCATION: Home of Karen Howerton

SLOA MEMBERS PRESENT: none

The meeting was called to order at 5:05 p.m. by Jeanie.

MINUTES: The February 21, 2012, Board minutes have not been approved or posted as of this meeting. .

TREASURER'S REPORT: February 22, 2012-April 24, 2012

Balances as of April 24, 2012

Checking Account.....	\$55,261.82
Money Market Account	\$86,519.25

Payments/Deposits (February 22, 2012-April 24, 2012)

Check 2063: Rick Wilson (Breaker for Big Erin Pond).....	\$8.05
Check 2064: ECBC (Water-February 2012).....	21.79
Check 2065: Auto Owners Insurance (Common Area Liability).....	2217.60
Check 2066: Rick Wilson (Boat Dock Sealer)	45.76
Check 2067: My Storage Space (April-June 2012).....	103.20
Check 2068: Postmaster (Stamps).....	153.94
Check 2069: Norma Giles, CPA (Annual Audit).....	400.00
EFT: Harland Clarke (Check fee).....	11.72
Check 2070: ECBC (Water-March 2012).....	21.79
Check 2071: Bobby Perkins (Fasteners for Neighborhood Watch signs).....	8.70
Check 2072: Central Farm Supply (Navigate for ponds).....	245.25
Check 2073: Karen Howerton (Payment to Gator Signs).....	250.00
Check 2074: Jeanie Bettcher (Annual meeting expense and Gator signs).....	600.97
Check 2075: Pat's Bobcat Service (Cut #1).....	1200.00
Automatic Draft: Baldwin EMC (February-March 2012).....	320.00

Deposits: Annual Assessments/Late Fees/Interest, Etc.....	\$27,208.59
Interest: Money Market.....	83.49

OLD BUSINESS

Past Due Accounts

There are three accounts still outstanding. Two of these accounts are in foreclosure and accounts will be settled in the near future.

Unattended and Illegally Parked Vehicles

Jeanie stated that at the annual meeting she will be passing out a notice which will contain the pertinent numbers of the agencies which can and should be called if problems with illegal parking persists. The Board discussed the continued complaints of parking at the end of Donovan Drive near the boat dock. As previously stated, the Sheriff's office cannot tow vehicles unless they have been abandoned for an extended period. Since these are private roads, we may have the option of towing these vehicles and are awaiting response from Sheriff Mack regarding this issue.

Covenant Changes

We have received additional ballots, and this issue will be discussed at the annual meeting.

Annual Audit

The annual audit has been received from Norma Giles, CPA. Her report showed no discrepancies in our accounting procedures.

PNC Bank

RBC Bank has been sold to PNC Bank, and we have been notified us additional fees which will be charged to service our checking account. In order to minimize these fees, we will check on the fees charged by other banks to determine if it is to our advantage to change banks. We are also looking at online banking which will reduce fees.

Grounds Maintenance

We have paid Pat's Bobcat Service for the first cut. They have been notified that it is their responsibility to remove any overhanging trees and branches from the common areas.

Pond Maintenance

The pipe at Big Erin Pond has been inspected and found to be in good repair. No information has been received as of this date regarding the cost of purchasing additional catfish. Jeanie also indicated that she will be in touch with Mr. Taylor to finalize the budget for pond maintenance for the next fiscal year.

Donovan Landing Entrance

Jeanie has sent an email to owners in Donovan Landing concerning the chain at the entrance. Most people who responded stated that they preferred the chain to cars parking on our property. It was also mentioned that the grass at the entrance is now regrowing as cars are not driving on it. If we have any complaints regarding the cars parking in the no-parking area off of Highway 90, we need to call the Sheriff's office and our councilman.

NEW BUSINESS

Waiver of Late Fees for Late Payments

Due to extenuating circumstances, one homeowner has requested waiver of the \$25.00 late fee which was charged for the late payment of the annual assessment. Annual assessments are due in January, when the notice is sent out. However, homeowners have through March 31st to pay their assessment without a late fee. The Board felt in fairness to all homeowners that there was no provision to waive a late fee for one homeowner when other owners who were also late were required to pay the fee.

Operation of Dog Kennel

There have been complaints received regarding the operation of a kennel in the subdivision. The covenants state that no residential lot can be used for business purposes and do not allow any pets unless they are household pets. The homeowners have been contacted by home visit and will again be contacted by mail to discuss possible actions unless this kennel is removed from the property.

Sprinklers at Seminole Landing East Entrance

The board discussed the possibility of siding this area or planting ground cover to help prevent further erosion. Installation of a sprinkler system to this area was also discussed. Quotes for this work will need to be obtained.

Small Boat Access to Big Erin Pond

Small boats cannot be left in the pond. The Board agreed that we need to visit the issue of easy access and egress from the pond.

Annual Meeting Preparation

The board discussed the need for preparation for the annual meeting. Karen and Jeanie will be meeting on the Friday night prior for additional preparation. All board members need to be at the meeting place by 8:00 AM Saturday morning to begin setting up the table for the meeting.

Street Light - Donovan Drive and Hwy 90

It has been brought to the attention of the Board that there is insufficient lighting at the east entrance to the subdivision at the intersection of Hwy. 90 and Donovan Drive. It was agreed that Karen would call the electric company to obtain the cost of installing an additional light at this intersection.

Adjournment

Rick made the motion to adjourn the meeting. Dennis seconded the motion, and the meeting adjourned at 6:30 p.m.