



SLOA



Board Meeting – December 11, 2014

BOARD MEMBERS PRESENT:

James Mann, President
Karen Howerton, Treasurer
Rodney Melvin, Director

Rick Mathisen, Vice-President
Dora Powell, Secretary

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 5:56 PM. All board members present with the exception of Rick Mathisen.

MINUTES: Minutes were approved via email prior to meeting.

TREASURER'S REPORT: Treasurer's Report Reviewed

BALANCES AS OF 10-2-14

Checking	\$ 33,183.83
Money Market Account	90,023.29
Emergency Fund	<u>25,004.23</u>
TOTAL	\$148,211.35

EXPENSES

October 3, 2014 to December 11, 2014

Check 1049	Skipper Insurance Company (Board Liability)	2162.00
Check 1050	ECBC (Water September 2014)	30.16
Check 1051	Blue Orchid Landscaping (Cut 11)	900.00
Check 1052	Seminole Landscaping (Sand removal from Erin Pond and Sod)	3600.00
		900.00
Check 1053	ECBC (Water October 2014)	30.16
Check 1054	Baldwin County Revenue (Tax on Common Areas)	6.16
Check 1055	James Mann (Repair Well Plumbing Big Erin Pond)	128.51
Check 1056	ECBC (Water November 2014)	30.16
Check 1057	Cube Smart (Storage fee – 3 mos)	132.24
Automatic Draft	Baldwin EMC (Electric – October 2014)	164.00
Automatic Draft	Baldwin EMC (Electric – November 2014)	<u>247.00</u>
TOTAL PAYMENTS		\$7430.39

Deposits (October 3, 2014 to December 11, 2014)

Interest: Money Markets	\$4.61
TOTAL DEPOSITS	\$4.61

STORM EXPENSES (Since April 30, 2014)

5/27/2014	HHH Construction for repair of ditch on Donovan Drive near entrance of boat dock and filling hole on O'Sullivan Drive	500.00
5/27/2014	GT Development for repair of ditch and culvert Donovan Cr	4580.00
10/29/2014	Seminole Landscaping for removal of sand from Big Erin Pond and re-sodding Big Erin Pond common area	3600.00
11/6/2014	James Mann for plumbing repair to well at Big Erin Pond (to water sod)	128.51
TOTAL STORM REPAIR COSTS		\$8883.51

ANTICIPATED SIGN REPAIR EXPENSES

Dixie Woodworking to refurbish Seminole Landing entrance signs.	\$2500.00
---	-----------

OLD BUSINESS

UNPAID ASSESSMENTS

Unpaid Assessments (1 year) – 3 homeowners
Unpaid Assessments (2 years) - 2 homeowners
Unpaid Lien Fee (\$35.00) and interest (\$4.10) – 1 homeowner

The Board decided to send assessment invoice out as usual in January (2015); if no response from delinquent homeowners by April 1, 2015, the appropriate legal action will be taken to collect past due assessments. (Per By-laws Article 6 Section 2)

REFINISH SIGNS AT SEMINOLE LANDING ENTRANCES

Received bid from Dixie Woodwork for \$2500.00 to refinish two (2) signs. Board agreed to let the bid to Dixie Woodwork. Four coats of (outdoor/weather proof) type product will be applied. This type product should last longer than what was previously used. James Mann will notify Dixie Woodwork to begin work.

DONOVAN LANDING ENTRANCE FENCE

Rodney Melvin brought pictures of different sizes and types of large rock to be placed where existing yellow chain is being used. The board is contemplating using rocks instead of the fencing (something more aesthetically pleasing) to deter people from driving/parking on grass near Donovan Landing sign. The fence area will be measured and bids will be obtained to determine price for this project.

BLUE ORCHID

The Board, after a meeting with the owner of Blue Orchid Landscaping concerning their scope of work, realized a written contract was needed in the future. After the first of next year (2015) the Board will discuss with Blue Orchid a 12-month contract for all landscaping.

COMMON AREA NORTH SIDE OF ERIN POND DAM

Blue Orchid has cleared this area as best they could considering how wet it was.

ERIN POND DIRT REMOVAL

Seminole Landscaping removed dirt from pond and re-sodded along bank.

NEW BUSINESS

DONOVAN LANDING COMMON AREA

The common area is in bad need of cleaning up, such as trimming trees, clearing overgrowth and pressure washing picnic table. It was suggested that a deck be built as close to the water's edge as could be done so it would be easily accessible. After property lines are determined, a decision can be made regarding the scope of the work.

BOAT LAUNCH DOCK/LITTLE ERIN POND GATE

An email was received from a homeowner concerning the lock on the gate at Little Erin Pond was locked, inquiring as to how a handicapped person might gain access to the area, and improvements to the boat dock.

The Board will look at boat launch area to see what might be improved. Rodney Melvin stated that when he used the dock last time, it appeared to be in good shape, but could use new bumper guards on side of dock.

After contacting previous Board members, it was determined that the gate was installed to keep four wheelers, golf carts, etc., off of the dams to prevent destruction. The homeowner will be notified of this and also will be notified that the gate can be unlocked if needed to accommodate a handicapped person.

ADJOURNMENT

James Mann made a motion to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:30 PM.