



SLOA



Board Meeting – February 2, 2017

BOARD MEMBERS PRESENT:

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

Ronald Griffin, Director
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:10 PM. All members of the Board except for Rick Mathisen were present for the meeting.

MINUTES: Minutes from previous meeting were read. A motion was made to accept the minutes, and it was seconded. The minutes were approved as read.

TREASURER'S REPORT:

Balances as of February 2, 2017

Checking Account.....	\$ 47,727.67
Money Market Account	90,128.54
Emergency Money Market Account.....	25,021.84
TOTAL.....	\$ 162,878.05

Payments (December 7, 2016 to February 2, 2017)

Check 1669: Raber Surveying (Survey – Boat Launch Area).....	\$ 750.00
Check 1670: James Mann (Reim. – Paint, Fence Fitting, Mileage).....	84.67
Check 1671: Storage Stop (Storage fee- 6 Months).....	212.88
Check 1672: Seminole Lawn Care (Repair-Culvert Donovan Cr.).....	2,500.00
Automatic Draft: Baldwin EMC (Electric – Dec 2016 – Jan 2017).....	375.00
ECBC Water Authority (Water – Sept.-Oct. 2016).....	43.58
TOTAL PAYMENTS.....	\$ 3,950.01

Deposits (December 7, 2016 to February 2, 2017)

Interest: Money Markets.....	\$ 8.92
Late Assessment Payment – Flowers.....	300.00
TOTAL DEPOSITS:	\$ 308.92

UNPAID ASSESSMENTS – Liens filed 8-25-16 for 3 homeowners

PARTIAL PAYMENTS – Lien filed in 2015 for 1 homeowner

TURNED OVER TO ATTORNEY FOR FORECLOSURE – 1 homeowner

The Treasurer's report was approved and accepted as shown. Invoices and a newsletter dated January 27, 2017, were mailed to all homeowners regarding this year's assessment. Special invoices were mailed to homeowners who have unpaid past assessments.

OLD BUSINESS

BOAT LANDING IMPROVEMENTS: Rodney Melvin has completed the plan for the work to be accomplished. We are now awaiting an estimate from one contractor who is interested in bidding on the project. Another bid will be obtained before a final decision can be made.

LAWN CARE CONTRACT: The invitation to bid and the contract for work to be accomplished has been completed. We have already received a bid from one lawn contractor and are awaiting bids from two more. As soon as these are received and evaluated, the Board will award the lawn contract for 2017.

REPAIR OF FADED STOP SIGNS: James Mann has volunteered to order and repair the faded stop signs. It should be accomplished in the near future.

DONOVAN LANDING ENTRANCE: Permission has been received from the owners of the property off of O'Sullivan to remove the concrete columns which held the Donovan Landing entrance sign. A contractor will be on site on Saturday to remove these columns. As soon as possible, a determination can be made where to place the entrance sign.

USE OF POND WATER FOR IRRIGATION SYSTEM: The Board has been notified that a homeowner who has just purchased a home in the subdivision has been using Big Erin Pond as a water source for their lawn sprinkler system. In the past, Big Erin Pond, as well as all ponds, have had problems with low water levels due to this practice, and all homeowners were notified to discontinue using the ponds as a water source. Rick Wilson has contacted the homeowner, and this situation is now resolved.

STREET LIGHT AT EAST ENTRANCE AND DONOVAN LANDING ENTRANCE: The street light at the east entrance to Seminole Landing and at the Donovan Landing entrance has been repaired by the electric company.

DONOVAN CIRCLE CULVERT: The culvert has now been repaired and project is now complete.

NEW BUSINESS

COVENANT VIOLATIONS: (1) A homeowner is allowing a rental property to be used as a place of business and also storing business equipment on the lot. (2) A homeowner is using their lot as storage for a non-operational boat and motorhome. Since both of these situations are violations of the covenants of the neighborhood.

OWNERSHIP OF COMMON AREAS: Based upon email correspondence with Navanod (Marty Donovan), our attorney has resent quit claim deeds to him for his signature. Until the Association obtains legal ownership of these properties, and the deeds are recorded, no further action can be taken by the Association for improvements and/or repairs.

LAWN DEBRIS: Complaints have been received from homeowners regarding lawn debris which is being placed on property of other owners, common areas, and right of ways. Please do not place your lawn debris on the property of other homeowners, on right of ways, and/or common areas. Please call Baldwin County Sanitation for a pick-up of this debris. Offending homeowners will be notified in writing.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:10 PM.