



SLOA



Board Meeting – January 10, 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: Tom Taylor

The meeting was called to order at 5:40 p.m. by Jeanie.

MINUTES: The November 15, 2011 Board minutes were approved prior to this meeting via email and have been posted on the website.

TREASURER’S REPORT:

Balances as of January 10, 2012

Checking Account.....	\$24,171.34
Money Market Account	\$86,391.86

Payments/Deposits (November 15, 2011-December 10, 2011)

Check 2052: Al Laskowski (Donovan Landing tree removal)	\$	300.00
Check 2053: ECBC (Water-November 2011)	\$	19.61
Check 2054: My Storage Space (January-March 2012 off-site storage)	\$	103.20
Check 2055: Chris McHenry (Seminole Landing West Entrance - Pine Straw)	\$	111.92
Check 2056: Jeanie. Bettcher (Small printer & green hanging files).....	\$	34.25
Check 2057: Karen Howerton (Notary fee and supplies)	\$	161.04
Check 2058: Jeanie Bettcher (Photos of common areas).....	\$	24.14
Automatic Draft: Baldwin EMC (December 2011)	\$	301.00
Interest: Checking Account (Dec. 2011)	\$.95
Interest: Money Market (Nov. \$42.56/ Dec. \$44.00)	\$	86.56
Deposits: None	\$	-0-

OLD BUSINESS

PAST DUE ACCOUNTS

Forty-three lot owners did not pay their 2011 annual assessment by the March 31st due date. Subsequently they were sent a late notice and incurred a \$10.00 late fee. All 2011 past due assessments have been paid with the exception of three lot owners who remain delinquent at this time. The Association is in receipt of the 40 late paid assessments, however, only 20 members paid their late fee. Members who did not pay the fee will have it added to their 2012 annual assessment invoice.

TURTLE TRAPS

Turtle traps have been installed in both Big and Little Erin ponds. A trap will be placed in Sweetwater Loop pond as soon as someone can be designated to monitor the trap. The Sweetwater Loop trap is currently being stored at the home of Rick Wilson.

SEMINOLE LANDING'S WEST ENTRANCE

Chris and Tommy McHenry purchased and picked up bales of pine straw for the west entrance. The McHenry's and Jeanie distributed the pine straw.

SLOA OFF SITE STORAGE

The Association received a rate increase notice from My Storage Space – SLOA's off-site storage facility. Contact was made with management at the facility, and the rate was re-negotiated. It will remain \$34.40 a month for all of 2012.

ELECTRONIC SPEED SIGN

Homeowners have expressed their concern over vehicles exceeding SLOA speed limits. Leslie will check with various agencies to ascertain the availability and/or costs of electronic signs that will flash the speed at which drivers are traveling at that given moment.

NEW BUSINESS

POND MAINTENANCE

At the Board's request, Pond Committee Chairman Tommy Taylor was in attendance to discuss the Pond Committee's 2012 proposed budget. Budget items included fertilizer, weed killer and catfish. The Board will vote on the pond budget once the cost of the catfish is finalized. In addition, Tommy addressed pond erosion concerns (dirt draining into the ponds over long periods of time) as well as the possible need to repair the overflow drain in Big Erin Pond. Tommy noted that lily pads continue to be a problem in Little Erin pond. These will be sprayed at the appropriate time.

HOME INVASIONS

Jeanie sent written communication to Sheriff Hoss Mack regarding the recent Seminole home invasions and requested information on how to establish a neighborhood watch. There was also a question of having unattended vehicles towed and whether or not homeowners could drive our streets with non-concealed weapons. To date there has been no response from Sheriff Mack. Jeanie will contact the Sheriff's office directly in an attempt to get the requested information.

SIGNAGE FOR UNATTENDED AND ILLEGALLY PARKED VEHICLES

The Board discussed the idea of purchasing signs that would read "unattended vehicles will be towed at owners expense". The Sheriff's office cannot tow vehicles within the Association until they have been abandoned for 7 days. The Board wants to know what options the Association may have in immediately towing these vehicles. At this time we are awaiting a response from Sheriff Mack.

VEHICLE TAG ROSTER

Due to the recent criminal activity, in an effort to help Association members identify their fellow lot owners, the Board discussed the feasibility of creating a vehicle and license tag roster for all SLOA members. Every Association member was given a green SLOA window sticker, however, many of the members have not put them on their vehicles. An SLOA tag roster will have to be agreed upon by the members.

SLOA POSTAGE

Due to the upcoming postage increase, it was suggested that the Association might want to buy a large quantity of "forever" stamps in an effort to minimize mailing costs. The Board decided that stamps should be purchased on an as needed basis.

FERTILIZER FOR ENTRANCES

The Board discussed the need to fertilize the Donovan Landing entrance area, the Seminole Landing west entrance as well as the south end of Juniper Road (adjacent to Brown's Landing Road). Rick has offered to spread the fertilizer at the appropriate time.

SLOA 2012 ANNUAL ASSESSMENT INVOICES

The 2012 annual assessment invoices will be mailed by January 15th.

AMENDMENTS TO COVENANTS

The covenant amendments and the corresponding ballot will be mailed with the 2012 SLOA annual assessment invoices.

NOISE ISSUES

Homeowners have approached the Board with concerns of noisy neighbors (music too loud, incessant dog barking, etc.) The Board has no jurisdiction when it comes to noise issues, however, the Sheriff's office has confirmed they will respond to noise complaints if the disturbance does not stop by 9:30 p.m.

BOARDWALK

There are concerns that the Association's boardwalk is very slippery and deteriorating. The Board will review the covenants regarding the Association's responsibility in maintaining this structure and will address the issue at the homeowner's meeting in April.

FINES FOR MIS-USE OF COMMON AREAS

It was suggested that fines be issued to lot owners who knowingly mis-use the Association's common areas. As there are only a few repeat offenders, the Board plans to revisit this concept at a later date.

SLOA NEWSLETTER

Jeanie provided the Board with copies of the proposed newsletter. Once the Board has reviewed and approved this document, it will be mailed with the 2012 assessment invoices.

LATE FEE

Because of the number of late payments in 2011, the Board voted to increase the late payment fee to \$25.00. Late fees are assessed per lot (unpaid assessment), not per owner.

SLOA WEBSITE

Leslie, who is the current SLOA webmaster, asked if the Association could purchase software that would simplify the upload process when adding documents or making changes to the SLOA website. The anticipated cost is \$44.95. The Board voted to purchase the software.

CONSTRUCTION OF WALKWAY

One lot owner wanted to know if a handicap ramp could be installed across the ditch at the southwest end of Big Erin Pond. Several board members stated that both Little Erin and Sweetwater Loop ponds were actually handicap accessible as homeowners can drive up to the picnic table on Sweetwater Pond, and the Little Erin dam gate at the bottom of Erin Pond Road West is no longer locked. Cars and golf carts are not allowed on the dams, however, a motorized scooter is admissible.

ADJOURNMENT

Rick made the motion to adjourn the meeting, Dennis seconded, and the meeting adjourned at 7:25 p.m.

