



# SLOA

*Board Meeting – July 22, 2010*

**BOARD MEMBERS PRESENT:**

Jeanie Bettcher – President  
Dora Powell – Vice-President  
Dave Parra – Secretary

John Streety - Treasurer  
Rick Wilson – Director

**MEETING LOCATION:** Home of Dora Powell

**SLOA MEMBERS PRESENT:** N/A

The meeting was called to order at 6:05 p.m.

**MINUTES**

Minutes from the June 8, 2010 Board meeting were distributed for review. A call to approve will be done at the August Board meeting.

**TREASURER’S REPORT**

***BALANCES AS OF 7-22-10:***

Checking Account.....	\$ 21,532.02
Money Market Account .....	\$ 85,527.11

***PAYMENTS / DEPOSITS (JUNE 9 thru JULY 22)***

Check 1195: Al Laskowski (Two Grass Cuttings – June 2010).....	\$2,800.00
Check 1196: ECBC Water Authority (5-1810 thru 6-19-10).....	\$ 21.79
Check 1197: John H. Davis (Sweetwater Well Repair).....	\$ 512.00
AUTO-PAY: Baldwin EMC .....	\$ 214.00
Returned Check: Martin C. Stewart (Insufficient Funds) .....	\$ 186.00
Bank Overdraft Fee: Martin Stewart (Insufficient Funds) .....	\$ 5.00

DEPOSITS: SLOA Annual Assessments Received..... \$1,675.20

INTEREST: Checking Account Interest..... \$ .85

**OLD BUSINESS**

**STATUS OF DELINQUENT ASSESSMENTS**

As of 7-22-10 the following SLOA members have not paid their 2010 annual assessment: Mark Pipkin, Wilma Stoner, Martin C. Stewart, Leroy & Linda Thomason, Brad & Melanie Touchstone, and Mike & Nancy Cathey. Collection measures will be initiated against these properties no later than 7-30-10. (This will consist of suits being filed in small claims court and/or liens being issued.)

### **STATUS OF SWEET WATER POND AERATOR & WELL PUMP**

The controls on the well pump were burned out. John H. Davis Well Company in Robertsdale, AL has repaired the controls. The well is once again working properly. The aerator is being fixed by Tieco, the company from whom it was purchased. Tieco has had the aerator for three weeks. After numerous calls, they have promised Rick they would have it fixed by early next week 7-27-10 at the latest).

### **STREET SIGN AT CORNER OF DONOVAN DRIVE & RIVERLAKE ROAD – RELOCATION STATUS**

Dave Parra is going to mark the new location with ground paint. Jeanie will call 811 to check with the utility companies to confirm it is ok to dig in the new location.

### **DRAINAGE DITCH WASHOUTS**

Rick noted that there are four washed-out areas along side and underneath the drainage ditches at both the north and south ends of Donovan Drive, Donovan Circle near the bottom of the new \$40,000 drainage ditch that was put in last year, and the ditch on Juniper Road in Donovan Landing. Jeanie stated that she and Scott Ames had visited each of these areas, and Scott suggested concrete be poured into the holes. Rick asked Randy McCoy to evaluate and give us a price. Rick will meet with Al this Sunday to get his input and a quote.

Dora expressed concern about impending storms and stated these need to be taken care as soon as possible.

### **SLOA WEBSITE REVIEW AND CLEAN-UP**

Website has old and unrelated information that needs to be cleaned up. Jeanie will get with Leslie Powell to update with current information.

### **RESPONSE TO DON LOPEZ’S LETTER TO THE BOARD**

Jeanie spoke to Mr. Lopez regarding his concerns. Don feels strongly that people should attend the annual meeting and not rely on their proxies being taken by someone else. He would like to see the covenants changed so that SLOA members could not bring more than three (3) proxies with them to an annual meeting. He also indicated he would like to see the boat dock enlarged in some form or fashion. Jeanie asked Don to bring a sketch or drawing to the Board so at some point it could be brought before the Association via a ballot in the same manner as was done for the Seminole Landing west entrance improvements.

Jeanie noted that the Board had been cautioned by the former developer of our Association that surveys should be performed prior to any changes/improvements being initiated, especially around the area of the boat dock as the land on either side is not Association property. Also, to make any major changes to the dock, we would have to get approval from the Corp of Engineers.

### **BOAT LAUNCH GATE LOCK AND KEYS**

Upon research, Dave Parra noted that we can get an uncommon key that locksmiths will not duplicate and general businesses (i.e. Wal-Mart, Target, etc.) cannot duplicate. Estimates to purchase a commercial lock and re-key cylinder are: lock \$50; keys \$1.25 - \$1.50 each. Dave will confirm pricing. The method used to distribute the new keys will be determined at the next Board meeting.

## **AMENDMENTS TO COVENANTS**

As a large number of SLOA members want to see the covenants changed, Dora Powell suggested that we contact the attorney and let him draw up the changes in the proper legal terminology. Basic changes would ensure that every property owner is aware of, and has the opportunity to vote on, all matters regarding the collection, retention and spending of Seminole Landing Homeowners Association funds, capital improvements and/or alterations to SLOA property.

The Board would be responsible for repairs and expenses that normally occur, and these could be listed so that future boards could not misconstrue what they can and cannot do without first getting permission from the Association as a whole.

## **GROUNDS MAINTENANCE – BIDDING OF 2011 CONTRACT**

The Board will review the current lawn maintenance contract and begin the necessary steps so that bids can be received by September of this year.

## **NEW BUSINESS**

### **WATER RUNOFF/RETENTION POND ON SWEETWATER LOOP**

Jeanie Bettcher noted that Bill VinZant had called her this week to discuss the retention pond on Sweetwater Loop. Mr. VinZant feels that the pond would be more appealing if the water did not drain completely from the pond. He noted that the Escambia County Equestrian center was planning to dig a well in approximately three (3) weeks and there would be an excess of well clay that we could have for free if we wanted to use it to try and plug any holes through which the water is currently draining. There is no guarantee that this would fix any leaks, but it might be worth the effort.

Jeanie noted that she had discussed this with Tommy Taylor who currently heads up the pond maintenance committee, and Mr. Taylor suggested the Board contact a governing official that could tell them more about retention ponds.

The Board feels the retention pond is serving the purpose for which it was designed. There were concerns that changing its current status could prevent the pond from draining properly in the event of excessive water runoff. Another option might be to plant a hedge that would grow large enough so the empty pond would not be visible from the road.

The Board voted unanimously not to change anything at this time, but that this could be addressed at a future annual meeting so the Association as a whole could decide if they would like to make this a standing pond verses a retention pond and/or to place a hedge for beautification purposes.

Rick Wilson made the motion to adjourn the meeting. The motion was seconded and carried. The meeting adjourned at 7:45 p.m.