



SLOA



Board Meeting – June 3, 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 6:02 PM.

MINUTES: Minutes were approved via email prior to meeting.

TREASURER'S REPORT: Treasurer's Report Reviewed

BALANCES AS OF 6-3-14

Checking	\$ 46,991.05
Money Market Account	90,008.08
Emergency Fund	<u>25,001.69</u>
Total	\$162,000.82

EXPENSES

May 7, 2014 – June 3, 2014

Check 1023	Blue Orchid Landscaping (Cut #3)	\$ 900.00
Check 1024	GT Development (Donovan Cr. Culvert Repair)	4,580.00
Check 1025	HHH Construction (Ditch repair and fill dirt)	500.00
Check 1026	ECBC Water Authority (May)	30.16
Check 1027	Blue Orchid Landscaping (Cut #4)	900.00
Check 1028	My Storage Space (Storage Unit July – Sept)	119.34
Automatic Draft:	Baldwin EMC	\$ 163.00
Deposits:	Refund of overpayment of Expenses	26.82
Interest Money Markets		4.32

OLD BUSINESS

UNPAID ASSESSMENTS

There are a total of five unpaid assessments with two homeowners unpaid for two years. Letters of intent to file liens were mailed to each of these homeowners on 5/27/14. Liens will be filed after the 15 day grace period.

OLD BUSINESS Cont'd.

UPDATE ON FLOOD DAMAGE ROAD ISSUES

Work has been completed on Donovan Drive drain and Donovan Circle drain and culvert. There is still some fill work to do between road and drains where dirt and grass washed leaving deep holes.

BOAT LAUNCH KEYS

James Mann is now in possession of the keys to the lock at the boat launch.

NEW BUSINESS

REPAIR TO PROPERTY RIGHT OF WAYS THROUGHOUT SUBDIVISION

There is erosion to some road right of ways that need to be repaired. The Board discussed different scenarios of repairing those. There was discussion to the fact that the board members could possibly do the repairs or the work could be sent out for bids. The decision was made to send three companies and invitation to bid the work to get an idea of the cost of repairs. After receiving bids the board will continue this discussion to see what would be the best approach.

Rodney Melvin will contact Blue Orchid, Seminole Lawn Care and Al Laskowski for invitation to bid. James Mann will look at right of ways and determine location and scope of work.

FILING LIENS

Karen stated that it took her approximately 16 hours to do research and preparation of the liens to be filed. Since it appears that a majority of the homeowners who fail to pay their assessments on time pay late every year, it may be in the association's best interest to have our attorney of record initiate collection procedures and then file liens for us. The Board will discuss this issue again next year before liens are filed again.

TIME LIMIT FOR CLEANUP OF HOUSEHOLD DEBRIS AFTER FLOOD

Bylaws and Covenants were reviewed. The Board has received numerous complaints from homeowners concerning furniture, mattresses, lawn debris, old vehicles and utility trailers, etc. in yards after the flooding in April. The Board will give homeowners until June 30th to remove debris.

Homeowners can call Baldwin County Solid Waste for pickups.

ATV ISSUES AND ACCESSIBILITY TO COMMON AREAS

According to the bylaws of the Association, the Board has the right and duty to establish rules and regulations concerning the use of the common areas and the conduct of the homeowners and their guests. Since the Association is responsible for the maintenance and upkeep of

common areas and right of ways, all homeowners share in the costs of this maintenance. Based upon this, the Board can and will establish penalties for anyone causing damage to common areas and/or right of ways.

MEMBERS MAKING CHANGES TO COMMON AREAS

No changes can be made to common areas by any homeowner without approval of the Board.

HIGHWAY 90 ROADWAY REPAIRS AT ENTRANCE TO SEMINOLE LANDING

Rodney Melvin will contact state road department to check on status of road repair. The temporary repair made by the state is washing out.

ADJOURNMENT

James Mann made a motion to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:58 PM.