



# SLOA



## Board Meeting – May 14, 2015

### BOARD MEMBERS PRESENT:

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

Rick Matheson, Vice-President  
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:04 PM. All board members present with the exception of Dora Powell.

MINUTES: Minutes from previous meeting were approved via email prior to this meeting.

TREASURER'S REPORT: Treasurer's Report Reviewed

### ***Balances as of May 14, 2015***

Checking Account.....	\$ 59,115.27
Money Market Account .....	90,049.43
Emergency Money Market Account.....	<u>25,008.61</u>
TOTAL.....	\$174,173.31

### ***Payments (March 27, 2015 through May 14, 2015)***

Check 1067: Blue Orchid Landscaping (Cut #1) .....	\$ 900.00
Check 1068: ECBC Water Authority (Water - Mar 2015).....	30.16
Check 1070: Georgia Select Fish Farms (Catfish Fingerlings .....	2000.00
Check 1071: Helena Chemical Company (Herbicide for Ponds ) .....	105.67
Check 1072: Chris McHenry (Fertilizer/Weed and Feed - W. Entrance) .....	44.61
Check 1073: IPower (Website Management - 2 yrs) .....	239.76
Check 1074: Pensacola Sign and Graphics (Vandalized Sign).....	26.88
Check 1075: Seminole First Baptist Church (Building Rental) .....	150.00
Check 1076: Blue Orchid (Cut #2) .....	900.00
Check 1077: ECBC Water Authority (Water - Apr 2015).....	30.16
Check 1078: Tommy Taylor (Sprayer and Fertilizer for Ponds) .....	473.28
Check 1079: James Mann (Chain, etc. for Vandalized Common Areas) .....	303.40
Check 1080: Karen Howerton (Xeroxing, Stamps, Supplies, Lien Release)..	408.39
Automatic Draft: Baldwin EMC (Electric - April 2014) .....	<u>211.00</u>
TOTAL PAYMENTS.....	\$ 5823.31

***Deposits (March 27, 2015, through May 14, 2015)***

Annual Assessments .....	\$ 7,751.70
Interest: Money Markets.....	8.93
TOTAL DEPOSITS: .....	\$ 7,760.63

**ELECTION OF OFFICERS**

At the annual meeting in May, James Mann, Rodney Melvin, and Karen Howerton were reelected to the Board of Directors. After discussion and voting, James Mann was elected as President, Rick Matheson as Vice President, Dora Powell as Secretary, and Karen Howerton as Treasurer.

**OLD BUSINESS**

UNPAID ASSESSMENTS

- Unpaid Assessments (1 year) – 3 homeowners
- Unpaid Assessments (2 years) - 4 homeowners
- Unpaid Late Fee (\$25.00) – 1 homeowner

Collection of the unpaid assessments by 4 homeowners who owe 2 or more years has been turned over to the attorney. At this time, one of these homeowners has made 1/2 payment due to us.

DONOVAN LANDING ENTRANCE FENCE

The fence area has been measured. **The** Board is waiting on estimates for this project.

VANDALISM

No new vandalism to the common areas has been reported recently.

CHANGES TO POLICY REGARDING ENTRANCES TO COMMON AREAS

Based upon extensive discussion by homeowners at the annual meeting, and after careful consideration by the Board, it was decided that the boat dock should be accessed only by using the main gate which will remain locked. The gates to common areas by the dams shall also remain locked to prevent vehicular traffic and will be accessible only by foot.

DONOVAN LANDING COMMON AREA

James Mann and Dennis Howerton have trimmed trees and bushes at the common area on Juniper Road. We are still looking at improving this common area by adding a fishing deck and estimates for this will be obtained.

BOAT DOCK KEY ISSUE

After discussion at the annual meeting, the Board has decided that the existing key policy will remain the same to prevent use of the boat dock by people who are not homeowners. If the homeowner loses their key, then it will cost \$100.00 to obtain a new key. Regarding new owners, the key to the lock at the boat dock should be transferred from the old owner to the new owner at the time of closing. If it is not, then the new owner must pay \$100.00 to obtain a key. If contacted by either the title company or the new owner prior to closing, the Board will inform them of the policy regarding the key.

## **NEW BUSINESS**

### DONOVAN DRIVE WASHOUT

There are two areas (one on Donovan Drive and one on Riverlake) which need repair. Bids will be obtained to fill and sod these areas.

### HOLDING POND SPILLWAY

An email was received from a homeowner regarding the cleanup of the spillway at the holding pond off of Riverlake. Before this can be accomplished, the lot lines must be determined between our property and Donovan property. Also, there is an issue with property lines at other common areas. Therefore, the Board has agreed to contact a surveyor to determine property lines before maintenance can be accomplished. There is also some issue with ownership of some of the common areas as tax records still show Navanod as owner. It was agreed to contact the attorney and/or Baldwin County Planning-Zoning to obtain information regarding this.

### O'SULLIVAN STREET SIGN

Rick Wilson agreed to call the Highway Department regarding the installation of a street sign at Hwy 90 and O'Sullivan.

### ADJOURNMENT

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