



SLOA



Board Meeting – May 26, 2016

BOARD MEMBERS PRESENT:

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

Rick Mathison, Vice-President
Ronald Griffin, Director
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:03 PM. All board members present.

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

TREASURER'S REPORT:

Balances as of May 26, 2016

Checking Account.....	\$ 71,888.73
Money Market Account	90,094.44
Emergency Money Market Account.....	25,016.13
TOTAL.....	\$ 186,999.30

Payments (January 27, 2016 through May 26, 2016)j

Check 1123: Karen Howerton (Stamps for Invoice Mailout).....	\$ 27.00
Check 1124: ECBC Water Authority (Water-Jan. 2016)	30.16
Check 1125: Auto Owners Insurance (Common Area Insurance).....	2,132.00
Check 1126: Karen Howerton (Dell Computer, Printer, Software).....	700.92
Check 1127: ECBC Water Authority (Water-Feb. 2016).....	30.16
Check 1128: James Mann (Turtle Trap).....	278.71
Check 1130: ECBC Water Authority (Water-Mar. 2016)	30.16
Check 1131: Chris McHenry (Fertilizer and Weed/Feed for W. Entrance).....	35.44
Check 1132: Storage Stop (Storage fee (3 mos.).....	106.44
Check 1133: Blue Orchid Landscaping (Cut #1)	900.00
Check 1134: ECBC Water Authority (Water-Apr. 2016)	30.16
Check 1135: Karen Howerton (Stamps, Ink Cartridges, Paper, Mailbox Pull, and Mileage).....	288.59
Check 1136: Blue Orchid Landscaping (Cut #2)	900.00
Check 1137: Three Rivers Church (Annual Meeting Building Rental).....	150.00
Check 1138: Larry Gates Construction (Installation - Fencing of Entrances.....	500.00
Check 1139: James Mann (Fencing Materials for Entrances).....	833.72

Automatic Draft: Baldwin EMC (Electric - Jan-Apr. 2016)	\$ 479.00
Harland Clarke (Checks).....	156.16
TOTAL PAYMENTS	\$ 7,804.61

Deposits (January 27, 2016 through May 26, 2016)

Annual Assessments	\$ 35,041.26
Late Annual Assessments (Late Assessments and Late fees, etc.).....	699.60
Interest: Money Markets.....	13.26
TOTAL DEPOSITS:	\$ 36,453.72

UNPAID ASSESSMENTS (1 year) - 7 homeowners
 UNPAID LATE FEES - 2 homeowners
 PARTIAL PAYMENTS - 2 homeowners
 TURNED OVER TO ATTORNEY FOR COLLECTION - 1 homeowner. Foreclosure proceedings will be filed in the near future.

Notices have been sent to all homeowners with unpaid assessments and/or late fees. If not paid, liens will be filed in the near future.

OLD BUSINESS

BOAT LANDING IMPROVEMENTS: We have been notified by the surveyor that he will be able to survey this area this week. No improvements to the launch area can be done pending completion of the survey. After the survey is accomplished, then it will be determined what type of improvements will be done to the launch area.

FENCE AT SWEETWATER COMMON AREA: Follow-up with surveyor has also been done regarding this issue. The completion of fencing at this area cannot be accomplished until the survey is completed and the area has been deeded to us by NAVONOD. Issue will be tabled until these items are accomplished.

FENCING SEMINOLE LANDING ENTRANCES: The decorative fencing at all entrances has been completed. It was noted that this was a capital improvement project. According to the covenants of our subdivision, one of the purposes of our annual assessments is for capital improvements to our subdivision.

FENCING WEST END OF JUNIPER ROAD: Bids will be taken to extend the fencing to prohibit four wheelers from entering at the west end of Juniper. The Association already has the fencing material as it was saved when HHH Construction removed part of our fence which was on their property.

LIVESTOCK AND POULTRY IN SUBDIVISION: The Board has received several reports that a homeowner in the neighborhood is raising chickens. Since the covenants state that no animals, livestock or poultry of any kind shall be kept or maintained on any lot except for dogs, cats and other household pets which may be kept provided they are

licensed. A letter has been sent to the owner notifying them of the prohibition of poultry in the neighborhood. If this situation is not corrected, the issue will be turned over to the attorney.

DOCKS/PIERS IN DISREPAIR: Rick Wilson has treated and pressure-washed the boat dock. Non-skid paint has been purchased. Ronald Griffin, Rick Mathisen, and James Mann have volunteered to paint the dock area in the near future with this coating.

ROAD ISSUE: Based upon the advice of our attorney, this issue will be handled by our attorney. The attorney has stated that a letter regarding this matter has been sent to the purchasers of the property who are encroaching on our road and any further communication with the property owners should be done through his office.

DONOVAN CIRCLE CULVERT: As previously stated in the April 21 minutes, a drainpipe under Donovan Circle has over the years been completely clogged with dirt and debris, causing drainage issues in the area. A contractor to replace this drain has been secured and has notified us that his only open date to begin work was Wednesday, May 25th. He notified us that he would begin the work on that date, and then on Thursday, May 26th, the road would be closed from 8 AM for several hours. The Board has placed flyers about the closure on the doors of the houses of the affected homeowners. An email was sent to all homeowners (for whom we had email addresses) on Donovan Circle notifying of this work. James reported that the work was now complete at a cost of \$7500.00.

NEW BUSINESS

ELECTION OF OFFICERS:

The Board has elected James Mann to remain as President of the Association for the upcoming year. Rick Mathisen will remain as Vice President, and Karen Howerton will serve as Secretary/Treasurer. Rick Wilson, Ronald Griffin, and Rodney Melvin will serve as Directors.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 6:57 PM.