



SLOA



Board Meeting – November 18, 2010

BOARD MEMEBERS PRESENT

Jeanie Bettcher, President
John Streeby, Treasurer
Dennis Williams, Director

Dora Powell, Vice-President
Rick Wilson, Director

MEETING LOCATION: Rick Wilson's Home

SLOA MEMBERS PRESENT: Scott Rich and Denise Carley

The meeting was called to order at 6:10 PM.

MINUTES: The October 21, 2010 Board Minutes were reviewed and approved via email prior to this meeting.

TREASURER'S REPORT:

BALANCES AS OF 11-18-10:

Checking Account	\$ 9,901.76
Money Market Account	\$ 85,768.95

PAYMENTS / DEPOSITS (OCTOBER 21 THRU NOVEMBER 18, 2010)

Check 1211: Carbon Copies (Printing of SLOA Newsletter)	\$ 75.57
Check 1212: Teddy J. Faust, Jr. (SLOA Common Area Property Taxes)	\$ 64.96
Check 1213: Randy McCoy (Common Area Clearance – East of Big Erin Pond)	\$ 1,110.00
Check 1214: ECBC Water Authority (9-26-10 thru 10-29-10)	\$ 21.79
Check 1215: Al Laskowski (10 th Cutting for 2010)	\$ 1,400.00
AUTO-PAY: Baldwin EMC	\$ 264.00
 DEPOSITS: N/A	\$ -0-
INTEREST: Checking Account Interest.....	\$.50

OLD BUSINESS

DELINQUENT ASSESSMENTS

Jeanie and Dora went to the Robertsdale Courthouse to get clarification regarding outstanding SLOA liens. Currently there are three 2009 liens, and four 2010 liens.

LOT 1/BLOCK A – SEMINOLE LANDING PHASE III

Upon receipt of their 2010 assessment invoice, Wells Fargo notified the Board that they no longer owned this property. Additional research at the courthouse confirmed that Wells Fargo is the owner of Lot 1/Block A in Seminole Landing Phase III (next to the Hawkes). In 2009 the SLOA attorney placed a lien against this property for non-payment of the annual assessment.

The Board will notify Wells Fargo of their courthouse discovery as well as send them another invoice. If payment (including a late fee) is not received within 30 days, the matter will be turned over to the SLOA attorney.

BOAT LAUNCH - GOLF CART ENTRANCE

A metal bridge has recently been installed that allows golf carts access to the boat launch area all the while preventing erosion to the underlying drainage ditch.

BOAT DOCK ACCESS RAMP

It was noted that painting the ramp and adding sand may create more slippage problems than just leaving the treated lumber alone. The question also arose as whether or not to install a handrail. The Board unanimously agreed to leave the ramp as is for the time being.

PERSPECTIVE AUTOMOBILE TOWING COMPANIES

The Board considered the possibility that the two bridges west of the Florida/Alabama state line would in all likelihood be built in conjunction with the Perdido Bridge. Jeanie spoke with Baldwin County Department of Transportation representatives who indicated that the two Alabama bridges were in much better condition than the Perdido River Bridge, and these would not be re-built in the immediate future. As a result, the Board will continue its search to locate a towing company that provides service in the immediate area in the event vehicles once again begin parking on SLOA property near the Donovan Landing entrance.

DIRT PIT – DONOVAN LANDING

By majority vote of the Board, the SLOA attorney was asked to contact Ricky Herndon regarding the restrictions associated with his "clay pit" property deed. To date the attorney has not received a response from Mr. Herndon. Homeowners in this area have been asked to keep the Board informed of any clay pit activity.

Dennis suggested that as a back-up plan to this lot being completely clear cut, the Association plant spruce trees along Juniper's east right-of-way which is SLOA property. The Board will revisit this idea at the next board meeting as by then the attorney should have received correspondence from HHH Construction.

BIG ERIN/LITTLE AREA POND COMMON AREA – ADDITIONAL WORK

Numerous homeowners have stated their delight in regards to the work done on this common area. They are most grateful that it has been restored to its original/intended state.

John noted that the ground is still rough, and there are broken bush and tree branches scattered about the area. He was concerned about erosion. Rick informed everyone that the contractor's equipment had slide backwards down the incline leaving deep tread marks. Subsequently Al Laskowski spread winter rye seed over the area in an effort to curb any erosion. John said he had visited that area earlier today and the winter grass is growing nicely.

Discussion ensued as to what additional work might need to be done to properly finish the area. The majority of the Board felt it prudent to wait until next year before doing anything else. Waiting would also allow the rye grass to grow undisturbed. The Board will re-visit the area next year and determine at that time whether or not sod should be added. Meanwhile Scott and Denise will help monitor the area and inform the Board if they see any problems developing.

SEMINOLE LANDING – EAST ENTRANCE CAPITAL IMPROVEMENTS

The Board has agreed to establish a Seminole Landing East Entrance Capital Improvement Committee that can research and/or develop a design for this entrance. The Committee will then seek out volunteers to help with this endeavor. Potential committee members will be contacted over the next several weeks.

SLOA MEMBER EMAIL ADDRESSES

Jeanie will provide Leslie with a list of SLOA members who have requested an SLOA email address. If creating these email addresses becomes to labor intensive, Dora and Jeanie will help in this endeavor.

AMENDMENT TO COVENANTS

Work in progress.

NEW BUSINESS

DRAINAGE DITCH BETWEEN THE HOMES OF BOB ANDERSON AND DON LOPEZ

John, Rick and Jeanie visited this area after receiving a letter from Don Lopez voicing his concerns regarding red clay seeping into Styx River from this drainage ditch. Rick and Jeanie met with Bob and Don this morning and walked the area to look for possible leakage sites. Other than some dirt erosion around the square bulkheads, it could not be determined what section(s) may or may not be leaking.

Rick suggested that someone should go down into the drain via the manholes to see if any leaks could be seen from that perspective. The Sunday after Thanksgiving Rick, John and Dennis will look inside the drain and report their findings to the Board.

To prevent further erosion the areas around the bulkheads will be packed with dirt following the installation of landscaping cloth.

ADJOURNMENT

Dennis Williams made a motion to adjourn the meeting. Rick Wilson seconded the motion. The motion carried, and the meeting adjourned at approximately 7:20 PM.