



SLOA



Board Meeting – October 22, 2013

BOARD MEMBERS PRESENT

Jeanie Bettcher, President
Rick Mathisen, Director
Karen Howerton, Treasurer/Secretary

Tom McHenry, Director
James Mann, Director

MEETING LOCATION: Home of Karen Howerton

The meeting was called to order at 5:35 p.m.

MINUTES: Minutes of the July 21, 2013, meeting were approved.

TREASURER’S REPORT:

Balances as of October 22, 2013

Checking Account.....	\$57,139.57
Money Market Account	\$86,835.33
Total.....	\$143,974.90

Payments/Deposits (July 22,2013-October 22,2013)

Check 2140: Blue Orchid Landscaping (cut #7)	\$	900.00
Check 2141: Blue Orchid Landscaping (cut #8)	\$	900.00
Check 2142: ECBC Water Authority (water-July)	\$	30.16
Check 2143: Blue Orchid Landscaping (cut #9)	\$	900.00
Check 2144: ECBC Water Authority (water-Aug)	\$	30.16
Check 2145: My Storage Space (storage fee)	\$	119.34
Check 2146: Blue Orchid Landscaping (cut #10)	\$	900.00
Check 2147: Karen Howerton (reimbursement for stamps).....	\$	46.00
Check 2148: ECBC Water Authority (water-Sept)	\$	30.16
Check 2149: Insurance Center LLC (Board liability insurance)	\$	2058.00
Check 2150: Baldwin County Revenue Comm. (property taxes).....	\$	17.36
Automatic Draft: Baldwin EMC (July)	\$	149.00
Automatic Draft: Baldwin EMC (Aug)	\$	162.00
Automatic Draft: Baldwin EMC (Sept)	\$	162.00
Deposit: Interest - Checking Acct. (7/22 through 10/22).....	\$	7.97
Deposit: Assessments and Late fees	\$	134.73
Deposit: Interest - Money Market Acct. (7/22 through 10/22)	\$	32.46

Currently there are 6 unpaid assessments.

OLD BUSINESS

NEW BANK

Upon research and discussion, the Board has chosen as the Association's new financial institution Regions Bank. The Treasurer will work to ensure the SLOA accounts are established with Regions by the end of the year.

NEW CONSTRUCTION – DONOVAN DRIVE

Upon Board inspection, the new home on Donovan Drive meets the square footage and setback directives.

ENTRANCE CAMERA RESEARCH COMMITTEE

No homeowners were willing to serve on this committee with Chairperson Michelle Nelson. Due to the lack of help, her work and time constraints, Michelle was unable to further contribute to this effort.

UNPAID ASSESSMENTS

To date there are six unpaid 2013 assessments. Liens will be placed against these properties. Based upon the advice of the attorney and the bylaws of the association, the Board unanimously voted for the Association's attorney to initiate legal proceedings against the homeowner with multiple past due assessments.

ENCROACHMENT ONTO SLOA COMMON PROPERTY

Board members met with the SLOA attorney to address the liability issue surrounding the Hall/Crosby dock being on Association property. The Board unanimously agreed to turn the matter over to the attorney.

DOLLAR GENERAL DRAINAGE ISSUE

The Board spoke with the SLOA attorney regarding this concern. The attorney noted that unless there is physical proof the store's runoff is or has caused damaged to Big Erin Pond, the Association has little recourse to have the store redirect their runoff from entering the Seminole Landing subdivision.

TOWING COMPANY AND PARKING ISSUES

The signs should be ordered and installed within the coming month.

NEW BUSINESS

RESIGNATION OF DIRECTOR/VACANT BOARD POSITION

Due to personal reasons, Rick Wilson has tendered his resignation as a member of the Board. There is now a vacant Board position. All Board members agreed that they would contact homeowners to recruit for this position.

DAMAGE TO WATER METER BOX

ECBC has been informed of the damaged meter box.

SEMINOLE LANDING'S EAST ENTRANCE – STREET LIGHT

One of the street lights at the east entrance is burned out. Baldwin EMC will be notified.

GROUNDS MAINTENANCE ISSUES

Blue Orchid's remaining 2013 payment will be released once they have addressed the overgrowth surrounding Erin Pond's south concrete runoff ditch.

Due to the number of trees and bush/brush overgrowth in the SLOA right-of-ways and common areas, the Board will seek a means by which to have these cut back and removed.

NEW HOMEOWNERS

The Association has acquired five new homeowners over the past few months.

ADJOURNMENT

Tom McHenry motioned to adjourn the meeting, which Rick Mathison seconded. The meeting adjourned at 7:30 PM.