



SLOA



Board Meeting – October 13, 2016

BOARD MEMBERS PRESENT:

James Mann, President
Rick Mathisen, Vice President
Karen Howerton, Secretary/Treasurer

Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:00 PM. Rodney Melvin and Ronald Griffin were absent.

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

TREASURER'S REPORT: OCTOBER 13, 2016

Balances as of October 13, 2016

Checking Account.....	\$ 53,326.11
Money Market Account	90,113.39
Emergency Money Market Account.....	25,019.30
TOTAL.....	\$ 168,458.80

Payments (July 8, 2016 through October 13, 2016)

Check 1145: Blue Orchid Landscaping (Cut #5)	\$ 900.00
Check 1149: Blue Orchid Landscaping (Cut #6)	900.00
Check 1150: Blue Orchid Landscaping (Cut #7)	900.00
Check 1657: Blue Orchid Landscaping (Cut #9)	900.00
Check 1660: Blue Orchid Landscaping (Cut #9)	900.00
Check 1146: Rick Wilson (Aluminum Fence Ties).....	8.22
Check 1147: Larry Gates Construction (Fence Installation West Entrance)...	500.00
Check 1148: Storage Stop (Storage Fee – 3 months).....	106.44
Check 1655: Karen Howerton Stamps, Ink Cartridge, and Lien Fees (3).....	169.76
Check 1656: Norma Giles, CPA (Annual Audit).....	400.00
Check 1658: Skipper Insurance Co. (Board Liability Insurance).....	1764.00
Check 1659: Raber Surveying (Survey O'Sullivan Lane).....	750.00
Check 1661: Seminole Lawn Care (Repair hole at entrance Donovan Dr.)....	700.00
Check 1662: Baldwin County Revenue Comm. (Property Tax-Common Areas)	6.16

Automatic Draft: Baldwin EMC (Electric – July-August 2016).....	\$ 473.00
ECBC Water Authority (Water – July-August 2016).....	73.74
TOTAL PAYMENTS.....	\$ 9,451.32

Deposits (July 8, 2016 through October 13, 2016)

Late Annual Assessments (Late Assessments and Late fees, etc.).....	\$ 491.04
Interest: Money Markets.....	13.21
TOTAL DEPOSITS:	\$ 504.25

UNPAID ASSESSMENTS – Liens filed 8-25-16 for 3 homeowners
PARTIAL PAYMENTS – Lien filed in 2015 for 1 homeowner
TURNED OVER TO ATTORNEY FOR COLLECTION – 1 homeowner

OLD BUSINESS

BOAT LANDING IMPROVEMENTS: Due to the possible encroachment of the boat launch area on the adjoining lots, no improvements to the launch area can be done pending completion of a survey. The original surveyor has not completed the survey as requested; therefore, a new surveyor will be hired. After the survey is accomplished, then it will be determined what type of improvements will be done to the launch area. Bids also will be taken in the near future to determine costs of improvements.

FENCING WEST END OF JUNIPER ROAD: This now has been completed and appears to be keeping trespassers out of subdivision.

LIVESTOCK AND POULTRY IN SUBDIVISION: No further information regarding the poultry issue was available at this time.

DOCKS/PIERS IN DISREPAIR: Rick Wilson has treated and pressure-washed the boat dock. Non-skid paint has been purchased. Due to inclement weather and time restraints, the dock has not yet been painted. Ronald Griffin, James Mann, and Rick Mathisen have volunteered to paint the dock area in the near future with this coating.

ROAD ISSUE: A letter dated August 12, 2016, was sent to all homeowners explaining the actions and the reasons for the actions taken by the Board regarding this issue. As recommended, a survey was accomplished to establish the exact lines of our right of way. The Board members approved the cost of the survey by email. The owners of the adjacent property will be contacted so we can remove the entrance sign posts. As soon as these posts are removed, the issue of where to erect the entrance sign will be addressed.

NEW BUSINESS

LAWN CARE CONTRACT: Based upon feedback from the members of the Board and from other homeowners, the issue of the lawn care will be addressed in the near future. There presently is no contract with Blue Orchid. We will be reopening bids for lawn care in 2017. We will be discussing exactly what items need to be included in the new contract.

TREE AT BOAT RAMP: The Board has been contacted by a homeowner regarding a tree which might be down at the boat ramp entrance. James Mann indicated that he could not find a tree which was down. However, it was noted that a tree had been removed from the area several weeks ago. Rick Mathisen indicated that he would check it out again.

SEMINOLE LANDING EAST ENTRANCE CULVERT REPAIR: The repairs to the culvert have now been accomplished. Funds for this work were approved by Board members per email and phone calls.

PARKING IN RIGHT OF WAYS: Homeowners are still parking their vehicles for extended periods on the right of ways, especially on unoccupied vacant lots. This does not allow the mowers to fully mow the right of way and also kills the grass. The Board will be placing notices on cars which continue to do this. PLEASE DO NOT PARK ON THE RIGHT OF WAYS FOR EXTENDED PERIODS.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:00 PM.