



SLOA



APRIL 26, 2014 ANNUAL MEETING MINUTES

BOARD MEMEBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Treasurer
Rodney Melvin, Director

Rick Mathisen, Vice President
James Mann, Director
Tom McHenry, Director

MEETING LOCATION: Seminole First Baptist Church

As those in attendance and/or represented by proxy totaled 109, a quorum was established to vote on all issues with the exception of financial issues. Association President, Jeanie Bettcher, called the meeting to order at 9:40 a.m. She thanked all the homeowners for their attendance and thanked the committee members for their continued help. She asked everyone that wished to address the Board to please state their name in order to aid those who were taking minutes.

2013 ANNUAL MEETING MINUTES: Jeanie offered the minutes for approval. There was one correction to the minutes noted. A motion was made by Dennis Williams to accept the minutes as corrected and was seconded by Dennis Howerton. Jeanie asked everyone to mark their ballot to approve or not approve the minutes. (She noted ballots were to be turned in at the end of the meeting at which time they would be tabulated.)

SLOA TREASURER’S REPORT: Karen Howerton presented the Treasurer’s report. As of April 26, 2014, the Association was in possession of the following amounts:

Checking Account	;\$55,2204.94
Money Market	\$90,000.72
Emergency Account.....	\$25,000.00
TOTAL	\$170,205.66

The 2013 expenditures were also discussed. It was noted that there was an increase in the cost of the water bill as the minimum bill had been increased by more than \$10.00 a month. Mr. Johnson questioned our water usage. Jeanie noted that the both the west and east entrance of Seminole Landing required water. Karen noted that there was an increase in the cost of website maintenance due to the purchase of the domain name for an additional 20 years, which was more cost effective than purchasing it for 10 years. It was mentioned that the cost of office supplies used for the annual meeting was now being included as an office expense instead of under annual meeting expense. At the time of the meeting, there were 7 homeowners who still had not paid the 2013 annual assessment with 2 homeowners unpaid for 2 years. \$36,378.40 in assessments had been collected, with \$2,985.95 in late assessments, late fees, and interest collected.

2013 BUDGET: Karen presented the proposed 2014 budget. There was discussion regarding the increase in general repair budget due to the replacement of the stolen Donovan Landing entrance sign and grounds upkeep due to tree trimming and flower bed costs. Tom Taylor presented the proposed budget for the 2014 pond and indicated that the weed problem was under control. He also stated that as of this date no catfish fingerlings were available. Jeanie mentioned that the beavers are no longer an issue.

Jeanie discussed the 5 Year Financial History and noted that in approximately 4 years, the Association's revenue had increased by \$76,380.91, with a total of \$140,773.55 spent from 2009 to 2013.

Karen also stated that Norma Giles, CPA, of Summerdale, AL, had been given the financial records in February to perform the 2013 audit of association records. She had indicated that the audit should be completed in the next few weeks.

Sam Johnson suggested that we need to report interest received on all accounts and late fees separately. Karen indicated that we could establish separate categories for this in our Quicken program but since we do not earn much interest, it really wasn't feasible to do this. Bill Vinzant suggested that we might want to consider investing our funds in a short term annuity with an A+ or A company. He indicated that he would check on this option. Mr. Hall asked a question regarding the allocation of funds between our Money Market Account and our Emergency Account. Jeanie indicated that the allocation for the Emergency Account was established by the homeowners at the 2012 annual meeting.

Twana Mayo presented a motion to accept the proposed budget and Bill Krajewski seconded the motion. Jeanie asked that everyone mark their ballots to approve or not approve the proposed budget.

ANNUAL ASSESSMENT: The issue of increase in annual assessment was tabled due to the lack of a quorum of homeowners.

Don Lopez asked a question regarding the purchase of property to enlarge the entrances. Jeanie stated that the covenants do not allow the Association to buy property. Ken Johansen stated that Donovan Realty owns the property and previous discussions with them regarding donation of property had not been successful. Monte Walsh asked if the property had been sold, and if so, to whom. Jeanie indicated that she had contacted the county officials regarding usage of this property and had been informed that development along Highway 90 would not be stopped.

BOARD OF DIRECTOR POSITIONS: Jeanie opened discussion regarding the open Board positions. It was noted that there were three open positions, with 2 year terms. The floor was opened for nominations. No nominations were given from the floor. The two nominees, Rick Mathisen and Dora Powell (who had previously volunteered to serve and thus were nominated by the Board) gave a brief statement as to their background and where they lived within the Association. Chris McHenry made a

motion to vote on the nominees. Mary Leahy seconded the motion. Jeanie asked everyone to please mark their ballots accordingly.

NEW BUSINESS

GROUNDS MAINTENANCE: The Board has extended the contract with Blue Orchid, our lawn maintenance company, and they will continue to maintain all Association common areas, right of ways, retention ponds, and entrance areas. As in the past year, please place a blue sticker on the side of your mailbox if you do **NOT** want them to mow the Association right of way in front of your house. If they see this sticker, they will **NOT** mow. If you need additional stickers, please see Karen.

DONOVAN LANDING ENTRANCE SIGN: The entrance sign which was stolen in 2013 has been replaced. In order to keep the appearance of all three entrance signs the same, the sign was replaced by the same company who made the previous sign with the same wood as previously used, with an approximate cost of \$4000.00 for sign and lettering.

NO TRESPASSING/NON SLOA VEHICLES - VEHICLE TOWING: Board Directors James Mann and Rick Mathisen have installed the new NO TRESPASSING/VEHICLES WILL BE TOWED signs throughout the subdivision. Homeowners were asked to call the Board to report any suspicious vehicles.

SLOA COMMON AREAS: Jeanie indicated that the Board continually receives calls and emails concerning people who are not homeowners using our common areas. It is a violation of the covenants for persons who do not live in the subdivision to use our common areas unless accompanied by a homeowner.

POND MAINTENANCE: Jeanie stated that the Pond Committee consisting of Tom Taylor (Chair), Don Sanders, Bobby Perkins, and Rick Wilson, have continued to keep our ponds in excellent condition, administering fertilizer and weed control. Help is needed in maintaining the turtle traps in each pond. If you would like to offer your services to the Pond Committee, please contact Tom Taylor at mtaylor@seminole-landing.com.

SECURITY PATROL: Bobby Perkins and Rick Mathisen continue to drive through our subdivisions keeping watch for unwanted and/or suspicious activity. We are always looking for individuals who are willing to do this, perhaps once or twice a week, as your schedule permits. Also, it has been noted that there has been an increase in the number of times the Baldwin County Sheriff's Deputies are driving through our neighborhood.

TREE AND SHRUB REMOVAL BY HOMEOWNERS: There have been several areas in the Association where limbs, brush, and shrubs which have been cut by homeowners have been piled in the Association's right of way for extended periods of time which results in dead grass and erosion along the roadway. Baldwin County Solid Waste will

pick up this yard debris 2 times per quarter, but the homeowner has to call requesting this service. The number is 251-972-6878.

WEBSITE: Jeanie thanked Leslie Powell for his hard work in continuing as our webmaster. The covenants, bylaws, and other information are located on this site, which is www.seminole-landing.com. Leslie indicated that if your email changes or you have other concerns with the website, please email him at webmaster@seminole-landing.com.

LATE ASSESSMENTS: A question was asked regarding the process when homeowners do not pay their annual assessments. Karen indicated that notices were mailed out in January, Your assessment is due officially on January 1, but you are given until April 1 to pay. After that, a late fee is charged. Another letter is mailed to you requesting payment, and after May 1, interest is charged (per covenants). If payment is not received, a lien is filed against the property, and the Board has the option of retaining an attorney for collection.

Karen also requested that homeowners notify the Board of any address changes to ensure accurate mailing labels used in mailing out invoices and meeting notices.

BOAT LAUNCH GATE KEYS: Jeanie indicated that she had the distribution list of all homeowners who had received keys. It has been the policy that owners of two or more lots would only receive one (1) key. That way in the event they lost their key, they would receive their 2nd key at no cost. Just as a reminder, all keys are numbered and assigned to a specific lot. Whenever a homeowner sells their home/property, their launch key must transfer to the new owners or the seller must pay the buyers \$100.00 at closing so they can get a launch key.

ENTRANCE CAMERA/SURVEILLANCE STUDY: Jeanie reported that Michelle Nelson had volunteered to chair the Camera Study Committee which was established by vote of 62 members of the Association at the last annual meeting. The Board had stipulated that we needed at least 3 bids and a signed security agreement from a surveillance company. The Board provided Michelle with a list of individuals who indicated that they would be willing to serve on this committee but after she contacted them, they declined. At her request, the Board sent an email to the members who voted for this study requesting volunteers to serve on this committee. No one volunteered. She did meet with one surveillance equipment company, but due to time and work constraints, she was no longer able to do the research. Through no fault of Michelle's, the Entrance Camera Study died for lack of a committee.

Don Lopez indicated that he had done considerable research online and provided suggestions as to the type of camera to be used. We could also consider fake cameras and keep an eye out for strange persons in the neighborhood. Dora Powell suggested that homeowners install cameras on their own homes. Mary Leahy said that the Baldwin County Sheriff had indicated that Seminole was low in crime, but 4 houses had been robbed in December by kicking the doors in. She stated that alarms were not

activated on 2, but on the 2 houses that had active alarms, the intruders left. After considerable discussion, Jeanie suggested that volunteers for the Camera Committee were still needed, and the Committee could address these issues.

BOAT DOCK ISSUES: Don Lopez also indicated that he felt that it would enhance the neighborhood to improve and enlarge the boat dock. Mary Leahy indicated that any enlargement would require Corps of Engineers approval, and also we could not enlarge the dock any further due to encroachment on the surrounding properties.

VOTING: Jeanie indicated that we were going to count votes after the meeting had been adjourned. It was requested that everyone finish marking their ballots and turn them in to the Board. All homeowners were welcome to stay for the results.

Roberta Jonkers made a motions to adjourn the meeting. The motion was seconded by Don _____. The meeting was adjourned at 11:30 A.M.

VOTING RESULTS ARE AS FOLLOWS:

2014 ANNUAL MEETING MINUTES:

107 - Approved 2 - Non Votes

PROPOSED 2014 BUDGET:

106 - Approved 1 - No Vote 3 - Non Votes

2015 ANNUAL ASSESSMENT INCREASE:

Issue tabled due to lack of quorum.

BOARD OF DIRECTOR POSITIONS:

2014-2016 BOARD MEMBERS are Dora Powell and Rick Mathisen. The votes were tallied as follows:

Rick Mathisen - 107

Dora Powell - 79

Scott Ames - 3 Write In Votes

Harold White - 3 Write In Votes

Tom McHenry - 1 Write In Vote