



SLOA



May 2, 2015 ANNUAL MEETING MINUTES

Board Members Present

James Mann, President
Rick Mathisen, Vice President
Dora Powell, Secretary

Karen Howerton, Treasurer
Rick Wilson, Director
Rodney Melvin, Director

MEETING LOCATION: Seminole First Baptist Church

James Mann called the meeting to order at 9:33 AM. Pastor Williams gave a prayer.

A quorum to conduct business was confirmed with the exception of voting on increase in assessments. James Mann stated that the meeting was being recorded to assist in the process of taking minutes and requested that phones be turned off or silenced. James thanked the homeowners who helped the Board in the past year on several projects.

2014 ANNUAL MEETING MINUTES

James offered the minutes for approval with minor corrections. A motion to accept the minutes as corrected was made by Dennis Howerton and seconded by Bill Krajewski. James asked that the members mark their ballots regarding the minutes.

TREASURER'S REPORT

Karen Howerton presented the Treasurer's report.

As of May 2, 2015 the Association was in possession of the following amounts:

Checking Account	\$ 60,293.95
Money Market	90,049.43
Emergency Money Market	<u>25,008.61</u>
TOTAL	\$175,351.99

Special expenditures were noted on the expense report. The association had to pay over \$8,000.00 for damage repairs due to the April flood.

Karen pointed out that there was a postage savings by decreasing the number of items mailed with the SLOA Meeting packet. A question was asked about the storage unit fee, and Karen explained that the unit was the smallest the Board could find to store old records and other SLOA items. Capital improvement's negative balance was due to replacement cost for the stolen Donovan Landing sign.

POND COMMITTEE REPORT

Pond Chair, Tommy Taylor, reported that 2,000 catfish fingerlings have been added to the three ponds.

Big Erin (1,000)

Little Erin (500)

Sweetwater (500)

A thank you goes to Eddie Crosby for locating the supplier. Tommy stated that it would be best to only keep those fish that are at least 14 inches long so the smaller fish can mature. Other expenses are for fertilization and weed control. A new sprayer was ordered for weed control. He also advised people who live on the ponds to be very careful when applying any herbicide that contains ATRAZINE, as it may be harmful to fish.

2015 ANNUAL BUDGET

Karen presented the proposed 2015 budget. Members were reminded that they are voting on the 2015 Budget instead of the 2014 Budget as shown erroneously on the ballot. Curtis Smith made a motion to accept the budget and Leslie Powell seconded. The members were asked to mark their ballots.

ANNUAL ASSESSMENT

There was not a quorum. Therefore, this issue was not discussed.

BOARD OF DIRECTORS POSITIONS

James opened discussion regarding the upcoming available positions. It was noted that there will be three positions open for two year terms. The members were asked if there were any nominations from the floor other than those listed on the ballots, There were none. James Mann, Karen Howerton and Rodney Melvin shared their background information. Curtis Smith made a motion that we vote on the open Board positions. Michelle Nelson seconded the motion, and the members were asked to mark their ballots.

ISSUES BROUGHT TO THE BOARD'S ATTENTION

The lawn care company reported that they had issues about homeowner's special requests. The Board asked that if a homeowner has an issue related to the lawn care company that he/she should contact James Mann. His phone number can be found on the SLOA website. If he is not available, contact Rodney Melvin whose number is also available on the website.

There was a problem with homeowners who put yard debris on the right of way and then leave it for an extended period. This can result in damaging or killing the grass. It is recommended that the homeowner call Baldwin County Solid Waste (251-972-6878) to have the debris removed. Homeowners are allowed two free debris pick-ups per quarter.

We continue to have complaints with Four Wheelers driving fast on Association roadways and also driving on vacant lots where they are not permitted. According to the Sheriff's Department, when driving on roadways, riders and passengers of four wheeler must abide by the same laws as a motorcyclist.

A homeowner mentioned that there has been reports of kids coming to houses, ringing the door bell, and then running away. Parents need to remind their kids that this type of prank could be dangerous, as this may frighten some neighbors to the point where it could result in a terrible tragedy.

A member pointed out that there are docks/piers on the ponds that are in disrepair which should either be repaired or removed by the homeowners.

NEW BUSINESS

VANDALISM

Vandalism occurred at the boat ramp, at the dams between Big and Little Erin Ponds, and at the gate access to Little Erin Pond Dam, all on the same night. Repair cost to the Association was \$139.16. An email was sent out to members regarding this vandalism. The Sheriff's Office was contacted, and a report was filed. Some days later, the gate to the boat launch was left open and the lock was missing. The lock was returned the next day.

PETITION

The Board received a hand written petition to leave the gate open at the boat launch. The petition was attached to the gate. A copy of this petition was sent to all homeowners who are on our email list and a copy of the petition was available to homeowners at this meeting. A homeowner asked if anyone was at the meeting that signed the petition. No one responded. Another homeowner stated that she did not believe that one of the petitioners would have signed the petition. James stated that if this was the case, it was up to the individual to address the issue with the other signers if his/her name is on the petition without his/her permission. Several of the homeowners present expressed in their opinion that the gate should remain locked.

It was mentioned that according to the by-laws and covenants of the Association, the Board is responsible for maintaining and setting the regulations for the Boat Launch and Common Areas. The appropriate step to request a change is to submit it to the Board for consideration.

BOAT LAUNCH IMPROVEMENTS

A homeowner stated the reason that he moved into the subdivision was the boat launch, He asked if it would be possible to improve the unpaved portion of the boat ramp. James stated that before any improvements could be made that the lot lines of the area have to be determined as not to encroach on private property. This issue will be discussed at the next Board Meeting.

FLOODING

Jerry McDonald brought up the subject of the holding pond on the south side of River Lake Road. During the April rain storm, the holding pond flooded causing property damage. James stated that the Board has looked into this problem and found that this property has not been deeded to the Association by Navanod. The Board would bring it up the next time they consult the attorney.

ADJOURNMENT

Bill Krajewski made a motion to adjourn the meeting at 10:52 AM and Joan White seconded it. The motion carried.

VOTING RESULTS ARE AS FOLLOWS:

2014 Annual Meeting Minutes

90 - approved

1 - disapproved

7 - non-votes

Proposed 2015 Budget

92 - approved

0 - disapproved

6 - non-votes

2015 Annual Assessment Increase

Issue tabled due to lack of quorum

BOARD OF DIRECTORS POSITIONS

James Mann - 90 votes

Karen Howerton - 89 votes

Rodney Melvin - 82 votes

Scott Ames - 3 votes

Rick Wilson - 2 votes

Dora Powell - 1 vote

Dan Pitts - 1 vote

2015 - 2017 BOARD MEMBERS

James Mann

Karen Howerton

Rodney Melvin