



MINUTES

Board of Directors Meeting – August 17th, 2023

1. Establish Quorum/Call to Order. The meeting was held at the Southeast Regional Library. Board members present were Ninoska Alvarez, Kim Harper, Melissa McPherson and Martha Perry. Madison Frost represented Elim Services. Sign-In Sheet on file for owners present. The meeting was called to order at 7:02 p.m.

2. Minutes. Kim made a motion to approve the previous minutes, Melissa seconded. All in favor.

3. Financial Report. Martha explained that Truist accidentally put ~\$1,000 in the Association's account, which was returned to the correct recipient. Accounted for on financials. Elim advised NOLA means Notice of Late Assessment; giving an owner 30 days to make payment before being sent to collections.

Martha requested CD screenshot be combined with financial reports. The Board requested Elim look into obtaining a CD with better interest rates and/or banking institutions that work with HOAs.

Martha motioned to move \$20,000 from the Operating Account into the Money Market. Kim seconded the motion, all in favor.

4. Old Business. Street signs were installed.

28 homes received final compliance letters.

Elim suggested next step being a demand letter from an attorney.

A homeowner suggested compliance letters be less vague, he received a letter simply stating "Clean house."

The suggestion of forming a compliance committee was brought forth. First step would be creating a list or rules and requirements for the community.

Vagrants appear to be gone. Elim is to call JEA about the fence in the area being opened, gates, power line cage, and trash. Martha saw fishing in the pond.

Elim to figure out who is to maintain and be responsible for the area by the service road; landscapers are throwing debris in the pond and roads.

5. New Business. Kim made a motion to accept proposal from By The C Landscaping and to send a 30-day notice to terminate Reliable Lawn Care. Martha seconded, all in favor.

Lease Amendment. Current Air BNBs are not causing problems. We will revisit if this becomes an actual issue. The community seems to have more of an issue with private owners not keeping up with tenants. Air BNBs and larger corporations seem to upkeep better.

David Gile. Kim motioned to hire David Gile to assess drainage in the community. Melissa seconded, all in favor.

Survey. Item was "skipped". ~27 year old legal description. Who will read it and what is the cost? David Gile's report may be able to help. Item to be discussed at a later date.

6. Open Forum.

Backflow. Failed October tag. Absolutely no record with preferred vendor, JEA, or Elim. Backflow testing is due annually in July. Backflow was tested this August, following day broke and repaired. Elim to see if this can be an insurance claim.

7. Calendar. Next Board meeting to be September 28th at 7 p.m. Location to be Southeast Regional Library.
8. Adjournment. There being no further business, the meeting was adjourned at 7:56 p.m.

Approved by the Board of Directors at the meeting held September 28, 2023.