



## MINUTES

### Board of Directors Meeting – September 28th, 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, establishing a quorum of the Board. Madison Frost represented Elim Services. No owners present. The meeting was called to order at 7:01 p.m.
2. Minutes. Kim made a motion to approve the previous minutes, Martha seconded. All in favor.
3. Open Remarks. Desta had resigned prior to the meeting. Vacancy to remain, as the annual meeting is coming up. Kim read Opening Remarks, attached.
4. Financial Report. Kim suggested Martha call Truist directly. The rate schedule provided by Truist did not make much sense or difference. Elim is to inquire with Ameris and Discover Online Banking for CD information.
5. Old Business. Elim to get updated Status Report from Crabtree. Elim to send out guidelines then we will discuss further action regarding frequent owners out-of-compliance. Kim motioned to pay By the C \$350 to remove shrubs at the entrance. Missy seconded the motion, all in favor. Elim did not file an insurance claim for backflow. It would not be worth it with the deductible.
6. New Business. Kim met with drainage engineer, David Gile, while it was raining. He advised spending money to re-do surveys would not be wise. The argument of “whose fence” will not be won. Brookdale has previously repaired fence. Elim is to send letter to Brookdale’s highest managers nicely asking to repair the fence. Elim is to see if any owners on the affected lot have any documentation of the repair in 2014.  
  
Elim to follow up with JEA regarding maintaining their station. Grass is hardly ever mowed. Fence is missing. Cage needs repair.  
  
Elim to put together map of rentals and owners.  
  
Elim to send over another community’s leasing amendment.
7. Calendar. Next Board meeting to be November 1, 2023 at 7 p.m. Location to be Southeast Regional Library if reservation can be made, Kim’s home if not.
8. Adjournment. There being no further business, the meeting was adjourned at 7:53 p.m. Kim read closing remarks.

*Approved by the Board of Directors at the meeting held November 1, 2023.*