

**Lake Raynagua Maintenance Committee**  
**Meeting January 23, 2017**

Those Present: Jim Duff, Matthew Leachman, Diane Alaman, Pat Greer, Merrill Bankester, Murel Walker, Mike Alexander, Vicki Thomposon, Kathy Foster, Bobbie Lambert, Ann Whisemont, Tyler \_\_\_\_\_ Sr., Scott McCormick, Tony Hauck, Larry Lutz, Kevin Chalk, John Norgard, and Michael Hoyt Attn. at Law.

Jim Duff opened the meeting at 6:30 PM, and introduced Michael Hoyt, the Attorney for most of our sub-divisions.

While watching the existing Dam structure, Jim and others noticed that water was slowly leaking until our recent heavy rainfall; now it is a large leak that is splashing on the pad. There are different problems with the spillway. The wall is bowing and cracking on the spillway, and the middle has broken off.

The Dam was built in the late 1960's by the Fincher family. This was taken over by the Skippers when the property was sold for development. Two years ago during a heavy flood, all the carp we had purchased to clean up the Lake went over the spillway. Now the weeds are clogging the spillway and water is rising. Tonight's efforts are about the spillway in hopes those using the lake join in the maintenance.

In 2015 an Engineer look at the Dam and said it would last 4-5 years. The next year he walked down again and noticed there was substantial erosion. A few weeks ago it was noticed that there is an immediate issue with the spillway.

Jim Duff ran into Eric Fincher and found that the family business is building ponds. He looked at the Dam and gave us an offer that it would be foolish for us to refuse. Remember our 2015 estimate was \$80,000 - \$90,000. Eric Fincher is now tearing down the Robertsdale Feed Lot and needs a place to put the broken up concrete, i.e. rip rap. His bid for repairing the Dam with rip rap is \$39,984. He will also remove the trees around the Dam area as their roots are breaking up the concrete. His estimate calls for 300 tons of cement rip rap in the spillway behind the wall to bolster it up plus 900 tons to go around the front after the trees are cleared out. He will have the concrete rip rap around the middle of February. His bid also has a line for restoration. We should not let his bid go by and make our decision soon. One thing we need to do is determine how many lots are in each subdivision around the Lake. Michael Hoyt reminded us we need to also make sure Mr. Fincher has a liability bond. We will also see if we need a permit for this project since it is a private lake.

Scott McCormick reminded us that the value of our homes will go up or down depending on how the Lake is maintained. He gave many examples of areas in

both Florida and Alabama where the EPA gave huge fines when there were lakes that blew out for lack of maintenance.

There was a question from one resident about the concrete rip rap, i.e. would it hold up in a heavy rain storm. Yes, if it is done correctly.

Jeff reminded us that lot owners on the Lake have as much say in this matter as all residents in each community. We need to tell all homeowners how much of a benefit having a nice lake will give them. All associations in the area need to take care of their residents. There was a question as to whether we could keep non-contributing residents off the Lake. This is a question for our Attorney.

Michael Hoyt, Attorney at Law, commented that a couple of years ago Mickie Skipper called him and said he would like to buy back all the common areas. The Lake, however, was not intended to be a common area. Mr. Hoyt feels the contracts were mishandled by Skipper and Associates. When the Florida bank came in and then went into foreclosure, the roads went to the County and the common areas were back to the communities. Who wants to own the spillway? Look at all covenants from Fincher. The subsequent covenants were poorly written with no mechanism in the covenants to force residents to be responsible for any maintenance.

This project needs to be taken on now; it is not getting better. The only way to assess homeowners now is on good faith. We need to all go into our neighborhoods and sell this project to them. We cannot wait around. People will complain, but at the end of the day this effects everyone, and will enhance all of our property values. Having a nice lake can add \$10 - \$20,000 to our home values.

#### To Do:

- Determine if a State Permit is needed. The water quality division can help with this question.
- The bid calls for 3 equal payments – at the start, one-half way through the project, and at the end. The start time is sometime around February 15<sup>th</sup>.
- Tony and Scott are to talk things over and determine how much of the cost will be borne by Beach Community Bank.
- Remember that each community Board can act on this project per the covenants. But we need to talk to our neighbors.
- Eric Fincher has been told to hold onto his concrete rip rap.

The meeting closed at 7:30 PM. Our next meeting will be February 6, 2017, at 6:30 PM, in the Lakeland 55 Clubhouse.