

#### Meeting Minutes (Residents) – 6/18/2020

- 1) After general discussion, residents and the Board members, decided to form a Welcoming Committee.
  - 2) Residents expressed a desire for an HOA directory, but there was no decision as to an appropriate format for publication. One suggestion was to have a directory as part of the website, but there were concerns expressed about security and residents' privacy.
  - 3) Board members and residents expressed interest in reviving the tradition of an annual pot luck, but with virus protocols still in place, the determination was to revisit the issue in September.
  - 4) Some residents liked the idea of a fishing tournament on the lake with prizes that would be either free or of nominal value.
  - 5) Residents raised the issue of communication with the Board, and Board members and residents, discussed alternatives including email, telephone, a synchronous chat, Remind, and the creation of an official Facebook page.
  - 6) The Board solicited volunteers to fill the vacant Secretary position.
  - 7) The Board chose 6/27/20, at 9:00am, as the date and time for the reset Annual meeting.
  - 8) Mike Congiardo motioned to adjourn the meeting. Carrie Chandler 2<sup>nd</sup> the motion and meeting was adjourned.
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#### Meeting Minutes (Board Members) 6/18/2020

- 1) Carrie Chandler called the Board to order for a meeting.
- 2) Carrie Chandler raised the issue of unpaid dues and transfer fees on recently sold properties.
- 3) Larry Lutz expressed that proper notices were not going to title companies and that these charges should be noted in the "account status for closing" if the title company has proper notice.
- 4) Carrie Chandler noted that Anne Ellison needed to contact someone for all properties with sold signs, including Adams Homes and Crane Title.
- 5) Carrie Chandler raised the issue of indecent conduct of use of profanity at the pool.
- 6) Larry Lutz offered that we need to get a legal opinion as to the wording of a policy to address this issue stated, that we still need a stop sign at Lakeway and Lakeland on the West end of the subdivision.
- 7) Mike Congiardo said he would check with Baldwin County about the sign.
- 8) Carrie Chandler stated there was a possible identification for the person responsible for the vandalism of the restroom.
- 9) Larry Lutz expressed an opinion that we should send a letter to the resident, and Mike Congiardo offered to help draft a letter to that effect.
- 10) Carrie Chandler raised the issue of the extra restroom cleaning needed and asked if Anne Ellison would be responsible for the extra cleaning.
- 11) The Board discussed, with Anne Ellison, her duties generally and her salary.
- 12) Anne Ellison informed the Board that an underage girl was unattended twice at the pool.
- 13) Carrie Chandler motioned to adjourn the meeting. Vicki 2<sup>nd</sup> and meeting was adjourned.