



**Date: February 9, 2021**

**BOARD MEETING MINUTES**

President: Carrie Whitfield f/k/a Carrie Chandler

Board members present were: Carrie Whitfield, Vicki Dintaman, Larry Lutz, Mike Congiardo, John Norgard and Andrea Mellinger

Meeting called to order by Carrie Whitfield at 6:30pm.

**REMINDER'S:**

- \*1<sup>st</sup> quarter dues, in the amount of \$150 were due January 1, 2021.*
- \*At this time we have not received payment from 26 residents.*
- \*Please remember that ALL dues must be current, including late fee's, before pool jobs can be activated, OR before you can rent the clubhouse.*

1. Treasurer Report

- We did not have to borrow any money at the end of the year to cover Hurricane Sally repairs, as bills were not received before the end of the year
- John Norgard made a motion to approve the treasurer report, Mike Congiardo 2<sup>nd</sup> the motion, motion was approved

2. Miscellaneous

- Need bids for ground maintenance by March 12, 2021
- No late fees were charges for January 2021, due to postal service delays
- Carrie Whitfield made a motion to approve November 18, 2020 meeting minutes, John Norgard 2<sup>nd</sup> and the motion was approved by unanimous vote
- Need to increase insurance coverage for clubhouse and pool house, and board will look into different companies for coverage/pricing
- Need to get an HOA administrator hired to replace Anne
- Going to get banners ordered for neighborhood entrance listing the date/time of annual meeting and proxy/ballot deadlines

3. Pool

- Will open early, pending weather and all Hurricane Sally repairs are complete
- Still have to fix electrical damage and gate damage caused by Hurricane Sally
- Keep pool open longer, pending weather and/or any issues that might arise
- Need new lawn chairs
- Need new pool sign to revise pool rules and add requirements per the health department
- Need new pool cleaning company. Place we were wanting to use in Robertsdale no longer services commercial pools
- Pool continues to have a slow leak and will need to be further investigated to find the leak
- **ONLY** a homeowner, and/or renters listed on rental contracts, will be able to bring guests to the pool, not a child of the homeowner/renter, not a friend or guest, **ONLY** a homeowner/renter (Identification required)
- The minimum age for members going to the pool alone will be raised to 17 years of age, instead of 14 (Identification required)
- Board will ask Bridges-Roth family if they can clean the pool this year

4. 2021 Annual HOA Meeting

- Will be held June 10, 2021

- If you cannot attend the HOA meeting, you can provide your proxy to someone that will be attending the meeting

#### 5. 2021 Board Member Elections

- Deadline to apply for board member position is April 1, 2021
- Applicants must pass a successful background check
- Ballots can be mailed in or dropped off in the drop box that is placed on the side of the pool house, outside of the pool gate.
- Meet the candidates will be on May 10, 2021

#### 6. Lake Raynagua

- Lake committee is going to get additional quotes for the fish gate

#### 7. Resident Concerns

- Laticia Hall expressed concerns for neighbors with garbage accumulation in their yard but saw a moving truck the next day and the garbage was eventually removed along with the moving truck
- George Hoad expressed concerns for unlicensed vehicles in driveways and roaming animals
- Hope Maske expressed concerns for roaming animals, playground re-building and pool opening dates
- Marian Bencke expressed concerns for the Lakeland South entrance lights
- Jo Boswell expressed concerns about the pot holes in the street and wanted to know how rule violations are being handled
- If you would like to report to the HOA, any nuisance animals, covenant violations, etc., you will need to contact the board and provide them with the following information: Specific lot/address, subject/nuisance in question, a brief description of the nuisance/violation and approximately how long this nuisance/violation has been occurring.
- There are no plans to re-build the playground
- We would like to open the pool earlier than May 1, 2021, pending the weather and all Hurricane Sally repairs have been completed
- Larry Lutz will contact the city and have someone come out to fix the pot holes

Carrie Whitfield made a motion to adjourn, Mike Congiardo 2<sup>nd</sup> the motion and the meeting adjourned at 8:26pm.

\*Carrie Whitfield made a motion to approve meeting minutes, for 2/9/2021, via virtual meeting on 2/25/2021. Larry Lutz 2<sup>nd</sup> the motion. Meeting minutes were approved\*