

SLOA

Board Meeting – November 15, 2011

BOARD MEMBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Secretary
Rick Wilson, Director

Dennis Williams, Vice-President
Leslie Powell, Director

MEETING LOCATION: Home of Karen Howerton

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 5:35 p.m. by Jeanie.

MINUTES: The September 15, 2011, Board minutes were approved prior to this meeting via email and have been posted on the website.

TREASURER'S REPORT:

Balances as of November 15, 2011

Checking Account.....	\$25,201.90
Money Market Account	\$86,306.62

Payments/Deposits (September 15, 2011 thru November 15, 2011)

Check 2043: Rick Wilson (Lithium battery - Seminole Landing west entrance).....	\$ 7.50
Check 2044: Pat's Bobcat Service (Cut #9).....	1,200.00
Check 2045: My Storage Space (Oct, Nov. & Dec. off-site storage)	108.58
Check 2046: Pat's Bobcat Service (Cut #10).....	1,200.00
Check 2047: Insurance Center (Bonding of Board).....	1,628.00
Check 2048: AL Laskowski (Big Erin Pond SW Common Area Clearing).....	200.00
Check 2049: ECBC (Water - October 2011).....	23.97
Check 2050: Teddy J. Faust, Jr. (Association 2012 Property Taxes.....	17.36
Check 2051: ECBC (Water - October 2011).....	21.97
Automatic Draft: Baldwin EMC (Sept. \$305.00 / Oct. \$234.00 / \$351.00).....	890.00

Deposits: Annual Assessments/Late Fees/Interest, Etc. (Sept. & October).....	281.76
Interest: Money Market (Sept. \$42.52/ Oct. \$43.96).....	86.48

OLD BUSINESS

Donovan Landing Entrance

It was noted that since the addition of the stakes and chain surrounding the Donovan Landing entrance sign, the condition of the property has now improved in that there is less trash and the damaged grass has begun to grow back. Jeanie noted she plans to contact the EPA regarding the accumulation of trash along the banks of the river on Navanod's riverfront property. This trash is washed into the river each time any time there is a significant rise in the water level.

As for the SLOA barrier, it was agreed that it would remain intact until the illegal parking issue is resolved.

Past Due Accounts

There are four past due accounts still pending. Efforts are underway to collect these accounts.

Right of Way Ditches/Repairs

Regarding ditch and rights-of-way repairs, Leslie has indicated there are several areas which need fill dirt and re-sodding. However, this cannot be done until spring due to the lack of rainfall. The Board will secure estimates prior to any work being initiated.

The common area located at the south end of Big Erin Pond (north of the drainage ditch) was recently cleared. Prior to the work being done, the Board obtained three bids. The lowest bidder (\$200.00) was awarded the bid.

SLOA Secretary - Notary Public

Karen has received approval from the Probate Judge to her request to be appointed as a Notary. Since this is a benefit to the association and to the neighborhood, it was unanimously agreed to pay for her bond, filing fee, and seal/stamp at the approximate cost of \$171.00 for 4 years.

Drainage Ditch -North Side of Hwy 90 to Styx River Bridge

Jeanie is going to contact Tucker Dorsey, County Commissioner, as the Highway Department did not complete cleaning out the culvert. They left it filled with dirt which is now growing vegetation. Jeanie has pictures which will be emailed with our complaint.

Turtle Traps

There is still one turtle trap remaining to be put out on Sweetwater Pond. Rick is going to check with homeowners on the pond to ascertain if there are any volunteers who will maintain

this trap. At the present time, Rick maintains the turtle trap in Little Erin Pond and Tommy Taylor maintains the trap in Big Erin Pond.

New Board Members

Four board positions will be opening for the 2012 thru 2014 term. Board members will seek prospective nominees in preparation for the annual 2012 homeowner's meeting.

Covenant Changes

It was agreed that the covenant changes should be mailed out with the invoices for annual assessment. This will be mailed out after the holidays.

NEW BUSINESS

Election of New Treasurer

Due to Dave Parra's resignation as SLOA Treasurer, Karen volunteered to take on this position in addition to that of being the SLOA secretary. The Board unanimously agreed. Karen will present the necessary documentation to RBC bank certifying that she is the new Treasurer. While at the bank she will also have Dave's name removed from the bank's signature card.

Email Issues

Due to privacy concerns, Jeanie suggested that the Board not automatically send out emails to other homeowners regarding car thefts, burglaries, etc. unless those involved had first notified the Board.

Seminole Landing-West Entrance

Dennis and Rick will coordinate efforts to obtain and place pine straw for the West Entrance of Seminole Landing.

Firehouse Parade

Mike House wanted to know if this Board had any objection to the Seminole Landing's Fire Department bringing its annual Christmas parade through our subdivision. Mike noted that in the early days of the Association, our roads were part of the fire department's parade route. However, the practice was stopped at some point in the past by one of the previous SLOA Boards. This Board unanimously agreed that as long as the parade did not enter any dead end roads they were welcome to come through the neighborhood. Jeanie will notify Kenny Bing of the Board's decision.

SLOA Off-site Storage

We have received notice that beginning December 2, 2011 the off-site storage facility will be increasing their monthly fee to \$37.00. The storage unit is currently paid up through December 31, 2011.

Newsletter

Jeanie is working on the neighborhood newsletter which should be mailed in the near future.

Juniper Road Drainage Problem

Several drainage ditches on Juniper Road have trees and other vegetation growing in them which will cause problems if we have significant rainfall. The Board will assess the situation and discuss remedies to include having the trees removed.

Welcoming Committee

The Board feels it would be prudent to find volunteers who would serve on a welcoming committee that would greet new SLOA homeowners. The goal would be to ensure that the new owners knew who was currently serving on the Board, ensure they had a boat launch key, were aware of the SLOA website, ask whether or not they wanted an SLOA email address, were they aware of all common areas and their restrictions, and did they have a copy of the by-laws and covenants (which are posted on the SLOA website).

Grounds Contract

Based on Pat's Bobcat's work performance and reasonable rates, the Board agreed to re-renew their contract for 2012.

Adjournment

Rick made the motion to adjourn the meeting. Dennis seconded the motion, and the meeting adjourned at 7:05 p.m.