



SLOA



Board Meeting – October 21, 2010

BOARD MEMEBERS PRESENT

Jeanie Bettcher, President
John Streey, Treasurer
Dave Parra, Director

Dora Powell, Vice-President
Rick Wilson, Director
Dennis Williams, Director

MEETING LOCATION: Dora Powell's Home

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 6:00 PM.

MINUTES: The September 16, 2010 Board minutes were reviewed and approved via email prior to this meeting.

TREASURER'S REPORT:

BALANCES AS OF 9-16-10:

Checking Account	\$ 12,837.58
Money Market Account	\$ 85,710.48

PAYMENTS / DEPOSITS (SEPTEMBER 17 THRU OCTOBER 21, 2010)

Check 1208: Central Farm Supply (Pond Herbicide).....	\$ 499.90
Check 1209: Al Laskowski (One Cut in September – Cut # 9 of 2010).....	\$ 1,400.00
Check 1210: ECBC Water Authority (6-19-10 thru 7-22-10)	\$ 21.79
AUTO-PAY: Baldwin EMC	\$ 373.00
DEPOSITS: N/A	\$ -0-
INTEREST: Checking Account Interest.....	\$.60

OLD BUSINESS

DELINQUENT ASSESSMENTS - COLLECTION PROCESS

John Streety noted that Wells Fargo sent a response to the letter Jeanie sent them regarding the property next to the Hawks on Big Erin Pond. They indicated they do not own this property. Dora Powell and John Streety did further research, and it was determined that the Hawks do indeed own Lot 1 - Block A on Big Erin Pond.

SLOA WEBSITE – REVIEW AND CLEAN-UP

Leslie Powell, the Association's current webmaster, is very close to completing the SLOA website changes and additions. Everything should be up-to-date no later than October 31, 2010.

GROUNDS MAINTENANCE – REVIEW OF BIDS

Pat's Bobcat Service Inc., Seminole Lawn Care, and Al's Lawn Care submitted bids for maintaining the Association's common areas and right-of-ways. As they came in with the lowest bid, the contract will be awarded to Pat's Bobcat Service, Inc. Jeanie will notify everyone of the outcome tomorrow.

AMENDMENT TO COVENANTS

Work in progress.

HIGHWAY STREET SIGN – HIGHWAY 90 AT DONOVAN LANDING ENTRANCE

This sign has not yet been replaced by the Baldwin County Street Department. She noted that it takes approximately 45 days for the County to order and receive a new street sign. We should expect a new sign within the next two to three weeks. Dora also noted that the County has agreed to install the sign in such a way that it will be more difficult to remove it.

MR. DOUGLAS GREEN'S EROSION ISSUE

Mr. Green was going to attend the meeting to discuss concerns of erosion in his backyard. As he did not make it to the meeting, his concerns will be addressed at the next Board meeting.

BOAT LAUNCH - GOLF CART ENTRANCE

An opening has been generated for those wishing to enter the boat launch area on golf carts. The entrance is designed to prevent motorcycles from entering this area. To prevent erosion, a metal bridge is being constructed and will be installed over the ditch. There is no cost to the Association for any of this work.

PERSPECTIVE AUTOMOBILE TOWING COMPANIES

Dave Parra is still researching the possibilities of using a towing service to remove unauthorized cars parked on the west side of the Styx River Bridge on Donovan Landing property. It was noted that perhaps a new bridge will be erected over the Styx River and as a result the area where people are gathering down along the river will be taken up by the new bridge. (There is nothing confirmed about a new bridge, but it is speculated that since a new bridge is being erected over Perdido River that a new bridge will probably be installed over the Styx River.) As cooler weather approaches the illegally parked cars will in all likelihood become less of a problem.

BIG ERIN/LITTLE AREA POND COMMON AREA – CLEARING OF BUSHES AND TREES

The different methods for removing the small trees and large bushes on the common area east of the dam between Big and Little Erin ponds were discussed at length. A contractor has offered to do the work at \$125.00 an hour with an estimated timeframe of 10 hours. Jeanie spoke with

Kenny Bing of the Seminole Volunteer Fire Department and asked if they might do a control burn on this property. Mr. Bing agreed they could do the burn. We just need to work with the fire department with a date and time. We will also have to wait until the burn ban has been lifted. As some Board members were not aware of the severity of the growth, it was decided that all Board members would meet at that location on Saturday to walk the area in an effort to determine the best method for removal.

ALBA'S FENCE – RIVERLAKE ROAD

Prior to the Alba's putting up their wooden fence, Jeanie spoke with Mrs. Alba regarding the restrictions for installing a fence in that phase of the Association. Jeanie stressed that the fence could not extend beyond their home's frontline. The Alba's subsequently erected the fence approximately 14 to 16 feet beyond the front of their home.

PERSPECTIVE NEW BOARD MEMBERS

Four Board positions will come open in 2011. Jeanie asked whether or not any of the current Board members would be willing to re-run for office in 2011. She also noted that all Board members should try and reach out to fellow SLOA members in an effort to find individuals willing to run next year. Jeanie said she had already spoken with Karen Howerton (Donovan's Landing), and Karen said she would be willing to put her hat in the ring for one of these positions.

OCTOBER 2010 SLOA NEWSLETTER

Jeanie distributed a proposed newsletter that would update SLOA members of all that has transpired since the April 2010 Annual Meeting. She asked that everyone get back with her no later Monday with any corrections and/or additions as the letter needed to go out prior to the end of October. Dora will prepare the mailing labels.

SEMINOLE LANDING – EAST ENTRANCE CAPITAL IMPROVEMENTS

Jeanie noted that the majority of the "SLOA Member Wish Lists" indicated members wanted to see the east entrance to Seminole Landing undergo similar capital improvements to those done earlier this year to the west entrance. It was agreed that the Board would seek out a drawing/layout of potential improvements and a voter ballot would be sent via US mail in the same manner as was done for the west entrance.

SLOA MEMBER EMAIL ADDRESSES

It is anticipated that members who indicated they would like to receive an SLOA email address, will be issued an address by year's end. Jeanie and Dora will work with Leslie Powell to get these established.

DIRT PIT – DONOVAN LANDING

Jeanie informed the Board that she had contacted numerous government agencies (ADEM, ADIR, EPA, the Baldwin County Transportation Department, The AL Department of Conservation and Natural Resources, US Fish and Wildlife Services) in an effort to learn more about State and County regulations for mining of dirt pits. She was informed that HHH Construction had been issued a permit for a pit not to exceed 4.9 acres in size. Because the dirt being hauled from this pit will be used for a Florida Highway Department project, and the dirt will not be transferred over the Alabama/Florida state line, HHH Construction is not subject to the standard regulations governing the use of dirt pits. She was informed, however, that should any dirt from that specific pit be used for anything other than the new Perdido Bridge project, HHH Construction would be in violation of their current permit.

The owner of HHH Construction, Ricky Herndon, has informed SLOA members living in Donovan Landing that he plans to clear cut the entire 6.8 acres, and install a chain link fence topped with barbed wire around the perimeter.

If HHH Construction mines more than 4.9 acres, they will be in violation of their permit. The company will be required to "finish off the pit" (sloping the property and laying sod) once they are finished using the pit. There is no regulation that requires them to put up a privacy fence. They are excluded from having to have a 50' foliage buffer.

The Board will ask the Association whether or not they would like to plant fast growing vegetation along SLOA's right-of-way on Juniper Road in an effort to protect those homeowner's property values.

ADJOURNMENT: Rick Wilson made a motion to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:40 PM.