

SLOA

Board Meeting –September 15, 2011

BOARD MEMBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Secretary
Leslie Powell, Director

Dave Parra, Treasurer
Rick Wilson, Director

MEETING LOCATION: Home of Karen Howerton

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 5:30 p.m.

MINUTES: The July 21, 2011 board minutes were approved prior to this meeting via email.

TREASURER'S REPORT:

Balances as of September 15, 2011

Checking Account.....	\$30,217.42
Money Market Account	\$86,218.82

Payments/Deposits (July 21, 2011-September 15, 2011)

Check 2031: Dennis Howerton (Yellow chain for Donovan Entrance) .	\$ 169.68
Check 2032: Jeanie Bettcher (Liens and Lien Releases)	84.00
Check 2033: Pat's Bobcat Service (Cut #6)	1,200.00
Check 2034: Brian McHenry (Refund-OP assessment).....	120.56
Check 2035: Mr. Pile (Refund-OP of assessment)	48.83
Check 2036: ECBC (Water-July 2011)	21.79
Check 2037: ECBC (Water-August 2011).....	21.79
Check 2038: Gulf Coast Signs (Two Dead End Signs).....	91.38
Check 2039: Tommy Taylor (Sprayer-Pond Maintenance).....	87.99
Check 2040: Jeanie Bettcher (Liens and Lien Releases)	89.61
Check 2041: Pat's Bobcat Service (Cut #7)	1,200.00
Check 2042: Pat's Bobcat Service (Cut #8)	1,200.00
Automatic Draft: Baldwin EMC.....	424.00

Deposits: 2011 Annual Assess/Late Fees/ Lien Recoveries/Interest....	2,044.14
Interest Money Market	\$ 87.80

OLD BUSINESS

Signage

Rick reported that he has now installed NO OUTLET signs on West and East Erin Pond Road. A DEAD END sign has now been posted on Donovan Drive. The NO OUTLET signs were purchased as they were half the cost of the DEAD END signs.

SLOA Entrances and Other Property Issues

Due to the continuing damage from vehicles parking on our property at the entrance to Donovan Landing, chain to protect this property has now been installed. This is considered to be a temporary fix. Karen and Dave reported that there were still cars parking on the property near the entrance. Rick noted the condition of our property which is now fenced is improving. The Board agreed that it would be advisable to leave the chain up, and we would revisit the issue at the next board meeting.

Rye grass needs to be planted on Little Erin Pond due to bare spots.

Regarding the repairs to the ditches and right of ways, the Board has been driving around all parts of the neighborhood to see exactly what repairs are needed. After all spots are identified, we then can obtain bids to determine the cost of these repairs.

To date Pat's Bobcat Service has completed 9 grass cuttings. There are still some areas not being properly trimmed. Pat will be shown the areas that need more work.

Past Due Accounts /Late Fees /Liens Filed

Jeanie stated that five of the nine 2009 delinquent accounts have now been paid. We still have four outstanding accounts. The Board is striving to ensure that all records are accurate and up to date, with continued communication with all homeowners who have outstanding past due accounts.

Covenant Changes

Jeanie stated that she is working "mail merging" the covenant change cover letter and hopes to complete this in the near future. The covenant changes should be ready to go out by mid October.

Lily Pads in Little Erin Pond

Little Erin Pond has been sprayed a second time to eradicate the lily pads. This spraying has been successful as these are now dead.

Notary Public

Karen presented information concerning the cost of having the Secretary become appointed as a Notary to notarize Board documents. It was agreed that she would submit the required application. She would also contact the insurance agent to determine the cost of bonding the notary.

NEW BUSINESS

Drainage Ditch North Side of Hwy 90

Based upon our complaints to the state, the drainage ditches along Highway 90 have now been dug out and graded. The entrance to Donovan Drive to include the culvert and ditches are state property and do not belong to the Association. There is still a lot of dirt remaining which needs to be moved by the State. The Board agreed that we would revisit this issue at the next meeting and ensure that this has been completed.

Resealing Roads

It has been observed that there are many cracks in our roads. Based upon these observations, Dave contacted BSR Paving to determine the feasibility of resealing our roads. They advised that if the cracks are bigger than the end of a pencil eraser, we should have the cracks filled. He was advised that resealing the roads would not be beneficial as in 6 months we would have paths made by tire tracks in the roads. Also, it would be very inconvenient for the homeowners while the roads were being resealed. Dennis Williams who has paving experience has also indicated that we would be wasting our money to reseat the roads. In his opinion, the problem is not the road, but lack of a proper base for the road which was not put down when the roads were first paved.

Misuse of Weed Killer by Baldwin Water Authority

Jeanie stated that several neighbors have mentioned the dead grass surrounding water hydrants within the Association. This was the result of work performed by ECBC employees. Jeanie said she would write the County Commissioner and the Baldwin Water Authority and request this not be done in the Association as the members pay someone to keep these areas clear of weeds and overgrowth.

Entrance Signs and Ownership Issues

There has been continuing discussion and emails between Jeanie and Mike Tyszkiewicz concerning the entrance signs and ownership issues. After discussion, the Board agreed that before an attorney is contacted and monies spent, they need to get additional information. The Board will contact the State Highway Department in an effort to find out exactly what property will be impacted by the proposed new bridge. The Board will seek to find an attorney who specializes in land litigation. In addition, further research will be done in an effort to find cases that support the Associations intentions. Written

documentation is also being compiled that supports the Association's maintenance of these entrances for the past 15 years. Clarification is also needed as to who has been paying the taxes on the entrance properties. The Board agreed to table this issue until further information can be obtained at which time the matter would be brought before all SLOA members.

Sprinkler System

Rick has purchased a new lithium battery for the sprinkler system located at the Seminole Landing west entrance.

Adjournment

Leslie made the motion to adjourn the meeting. Rick seconded the motion, and the meeting adjourned at 6:45 p.m.