

TLOA MEETING MINUTES: 9/19/2017

PRESENT: Laurie Jacobson, Sue Lance, Jean Weeks, Jane Garton, Bill Freels, James Hayslett and Andrea Konstant (APMS)

COMMITTEES:

ARCHITECTURAL: Chad Denby, Jane Garton, James Hayslett, Laurie Jacobson, Sue Lance

BUDGET: Patrick Moctezuma, Bill Freels, Sue Lance, Chad Denby

BYLAWS: Chad Denby, Jean Weeks, Laurie Jacobson, Patrick Moctezuma

FUNDRAISING: Jean Weeks, Patrick Moctezuma

LAKES and DAMS: Laurie Jacobson, Patrick Moctezuma, Chad Denby, Bill Freels

NEWSLETTER: Chad Denby, Laurie Jacobson, Bill Freels

ROADS: Chad Denby, Sue Lance, James Hayslett, Bill Freels

COMMUNITY REGULATIONS: Chad Denby, Sue Lance, James Hayslett, Patrick Moctezuma and Laurie Jacobsdon, Chairman

WEBSITE: Chad Denby

CALL TO ORDER: 7:04 pm

GUEST(S):

- Philip Alcock, volunteer
- Rezel and Darrin McNeese of 145 Geranium

It was decided to wait on review and approval of previous minutes and hear from Mr. & Mrs. McNeese regarding their complaint about the brush-cutting that was done at their yard and the destruction of some of their rose bushes. Since they do have flowers and plantings that enhance the beauty of their yard it was decided that the HOA would reimburse them \$75 toward replacement, as they agreed also to move some of their plants back further from the street.

Motion Forward: Jean Weeks and Seconded by Laurie. Motion Approved by all

APPROVAL OF PREVIOUS MINUTES will be reviewed for approval in Executive Session and we will proceed with the agenda set out.

TREASURER'S REPORT & APMS FINANCIAL REPORT

Sue Lance and Terry Weaver to send financial reports and change some line item names on general ledger

- SunTrust \$ 12,188.94
- Alliance \$141,005.18
- Reserve \$154,959.92

Andrea reported that with warrants in debts and judgments issued, we have collected approximately \$20,000 of delinquent dues this past month. The process and steps of collection is first to send out delinquent notices, and if there has been no response (1) a lien will be placed against the homeowners property; if still not paid (2) a warrant-in-debt will be issued. If no payment by court date or terms set forth for payment, a judgment will be issued (3) garnishment against wages (last resort.) Tomorrow 20 warrants in debt will be filed with the court.

ROADS REPORT

- Brush-cutting will be completed by the end of this week. Total cost was \$24,600 to ProTech. We have received many positive responses to this work.
- We have received estimates from Mundie Trucking for culvert repairs and cleaning out debris. You can see some evidence of their work along E. Daffodil. Bill is to help Chad map out all the culvert locations and assess necessary repairs.
- Paving for this year has been completed.

ARCHITECTURAL REPORT

- Andrea to reach out to owners of modular on Jonquil for update on home renovations and mowing.
- New request for fence by homeowner. Will send ARB form for approval.

BUDGET COMMITTEE REPORT

- Bill to send report to Andrea for 2018 budget.
- Andrea said **collection policy** of past due assessments is that: Assessments are due on the 1st of each quarter. On the 30th of the month ending that quarter, a late charge will be assessed in the amount of \$8.75. After a year delinquent, a lien will be filed against homeowner. At the end of the 6th quarter, a warrant-in-debt will be filed.

EXECUTIVE SESSION

- Given the 2018 Budget proposal, discussion ensued, and proposal to increase annual dues to \$500 (to be paid \$125 per quarter)
Motion Forward: Laurie; Seconded by James. Motion Approved by all

LAKES AND DAMS REPORT

- Holding steady. Lake was lowered (as requested by our engineer) in anticipation of heavy rain from remnants of hurricane so prevent any more damage. Luckily we did not have the anticipated rains and all is well.

COMMUNITY REGULATION REPORT

- Next Thursday there will be a ride around to inspect properties for violations and if those who received letters have made the necessary changes. After 3 notices, fines will be issued.

NEWSLETTER

- Newsletter is in process of being finalized and printed, and will be going out in the mail in the next few weeks and before our annual meeting.

WEBSITE REPORT

- No report

BYLAWS/LEGAL REPORT

- Amendments, lawyer working on wording. We would like only 1 appeal process for violations hearings.

OLD BUSINESS

- School bus stops, we will revisit this issue in November.

NEW BUSINESS

- Michael to bid on snow removal and what kind of equipment will be used. Snow to be removed when it reaches 4" and repeated every 4".
- We are all ready for annual meeting to be held at the PVCC conference room, located above the local library. Board members to meet there at 6:30pm and meeting to start at 7pm.

Jean made a motion to adjourn; seconded by Jane and approved by all.

ADJOURNED: 8:55 PM