

THE GREENS HOA BOARD MEETING MINUTES FOR SEPTEMBER 27, 2018

DATE: September 27, 2018

TIME: TOWNHALL Started at 6:00 P.M. and ended at 6:20 P.M.

BOARD MEETING STARTED AT 6:30 P.M.

ROLL CALL: Present – Charles Huggins, James Clinton, Craig Naden, Gabriella Hunter, Mona Hull, Danny LaFrance, Keith LeJeune - Absent: None

FINANCE REPORT: Craig Naden, Treasurer, The Committee met in August 29, 2018. Craig distributed the Budget and Income Proposed Statement for the 2019 Budget. The Greens have 4 CD's located in Edward Jones, UCB Bank, and First American Bank. The Greens did very well for 2017-2018 year and have money left over in our reserve. All Greens Resident are up to date in paying their HOA dues.

A motion was made by Mona Hull and seconded by Craig Naden to approve the 2018-2019 Committee Chairmen and the Members. Motion carried. All the Committee Reports and Committee List have been placed on the Greens Website.

UNFINISHED BUSINESS:

1. New Street Lights Poles – Entergy will install 5 new light poles. Light Poles will be installed by Putters Lane; Courtyard Drive; Parking Areas; and Townhouses.
2. A motion was made by Craig Naden and seconded by Keith LeJeune to replace the current light poles bulbs with 100 LED bulbs. Motion carried.
3. Status of Street Repairs – Still working on repairing the streets. Due to heavy rains, Sorrento Lumber Company has not been able to finish repairing the streets.
4. Status of Community Center Walkway – More money was spent than anticipated on fixing the streets, so at this time the Walkway is on hold until we know the final price on fixing the streets.
5. Update on Developer's Purchase of Common Grounds – Nothing has been officially signed regarding this issue. It will be around 60 days or more before anything is done.
6. Green Tree Selection Procedure – 4 houses on left side of the street are the Greens houses. Other houses will have a choice to belong to the Greens or Pelican Point.
7. Consolidation of Restrictions Status – Several residents of the Greens started this work and it was stated that this work will take a lot of time and it might be costly. It will be very hard to consolidate all the Greens Restrictions into 1. A motion was made by Mona Hull and seconded by James Clinton that because of these issues, to defer the consolidation of the Restrictions into 1 Restriction. Motion carried.
8. Update on Pool Bottom Surface Repair – The entire bottom of the pool has to be resurfaced and cannot be patched up. Received estimates ranging from \$12,000 to \$15,000. Also we were notified that the pool pump is not up to code

and needs to be fixed or replaced. The Building Committee is looking into getting more estimates and this will be discussed at the next Board Meeting.

9. Air Conditioning Repair Work in the Activity Center has been completed. Also doors have been plugged.

10. Re-Keying Doors – Jerry Arnold, Chairman of Building Committee, will get an estimate for re-Keying the doors. Each household will get 1 key. A motion was made by Keith LeJeune and seconded by Mona Hull to spend a maximum of \$1,200 for this project. Motion carried.

11. Back Pond Drainage – Charles Huggins spoke with Bill Dawson about this situation. Bill said he will come out and look at the Golf Course side concerning this problem. Charles will follow up with Bill.

NEW BUSINESS:

12. Approval of 2019 Budget – A motion was made by James Clinton and seconded by Mona Hull to approve the 2019 Budget as presented by Craig Naden, Treasurer. Motion carried.

13. A motion was made by Mona Hull and seconded by James Clinton to approve \$3,162.28 for the Community Center Annual Insurance Renewal. Motion carried.

14. A motion was made by Gabriella Hunter and seconded by Danny LaFrance to dispose of the 2017 Election Results. Motion carried.

15. A motion was made by Keith LeJeune and seconded by Danny LaFrance for matching the Receivers on the Hwy 44 and Courtyard Gates to utilize one Clicker for both gates in the amount of \$200.00 Motion carried. This is for Greens Residents only.

16. The 80/20 Residency Form was researched by Danny LaFrance. Discussion was held concerning approval to fill out the Form for 80/20 Residency count for the Greens and submission of form to HOPA/HUD. Charles Huggins asked James Clinton to look into this matter and give the Board a report at the next Board Meeting if we should do this, since it has never been done before.

17. The Greens Website is up to date with the Greens Bylaws; Minutes for the 2017 August 16th Annual Meeting; Board Minutes for the July 16th and August 8th Meetings; and the New Board Information.

18. Change of Board of Directors State Form 354A has been completed and mailed to the State.

19. Danny LaFrance brought up to utilize Craig's previous PM Schedule to the Board. Discussion was held on the GHOA PM Schedule for the Community and Activity Center. The Guidelines are not up to date on the present form and this issue will be placed on the next Board Meeting for the Building Committee to decide if they want to update and use the form.

20. Charles Huggins is the PPHOA Representative and when Charles can not attend the PPHOA Board Meetings, James Clinton will take his place.

A motion was made by Mona Hull and seconded by Craig Naden to Adjourn the Meeting at 8:10 P.M. Next Board Meeting – November 15, 2018

Submitted by Gabriella Hunter, Secretary