

The Greens HOA Board Meeting Minutes for November 15, 2018

DATE: November 15, 2018

TIME: 6:00 P.M.

ROLL CALL: Present - Charles Huggins; James Clinton; Craig Naden; Gabriella Hunter; Mona Hull; Danny LaFrance; Keith LeJeune

Absent: None

A motion was made by Mona Hull and seconded by James Clinton to approve the September 27, 2018 Board Of Directors Meeting Minutes. Motion carried.

A motion was made by Charles Huggins and seconded by Craig Naden to ratify email vote taken on November 9, 2018 by Charles Huggins to approve the bid to replace the pool heater work to be done by Leslie's Swimming Pool Supplies for the amount of \$3,556.41. Motion carried.

Finance Report: Craig Naden stated that we are under-budget. One resident is overdue with dues. The Townhouse Reserve Fund is down to \$3.8K due to the recent painting. No payments have yet been made to Sorrento Lumber Company for the street repairs. This payment will come out of the Reserve Fund, and not affect routine expenses.

Committee Reports Submitted - ACC; Decorating; Landscaping; Social; and Sunshine will be posted on The Greens Website.

Unfinished Business:

1. Form 80/20 Residency - James Clinton reported not to do anything about this form. The Greens have met the required requirements. A motion was made by James Clinton and seconded by Keith LeJeune not to fill out this form. Motion carried. Danny LaFrance voted against it.
2. Form GHOA PH Schedule for CC and AC - Charles Huggins stated that there is no need to fill out this form. But the Maintenance Committee will review this and if they feel that this form is necessary they will work on it.
3. Status on Matching the Receivers on Hwy 44 and Courtyard Gates - Charles Huggins stated that this work has been completed.
4. Entergy - 5 New Light Poles - Charles Huggins stated that at last meeting it was decided to postpone where the new poles need to be installed until the new LED lights were installed on existing poles, and the resulting light enhancement was evaluated.
5. Entergy - 100 LED Bulbs for rest of Light Poles - Charles Huggins stated that the LED lights have been ordered and the request is pending. No schedule date has been given by Entergy.
6. Status of Street Repairs - Charles Huggins stated that the streets are still being worked on.
7. Status of CC Walkway - Charles Huggins stated that the quote from Sorrento to do this work is for \$2,500. As the street repairs move forward we will be able to determine if the \$2,500 will fit into the money budgeted for the streets. At this time this matter has been tabled.
8. Status of Developers Purchase of Common Grounds - Charles Huggins stated that this matter has been finalized on October 17, 2018 and all the proper paper work has been completed. The parking lot lease has also been finalized for 10 years for \$1.00 a year.
9. Status of Pool Bottom Estimates and the Pool Pump and Chemicals - Charles Huggins stated that repairing the bottom of the pool will not be

done until 2019. The entire bottom of the pool has to be redone and the Maintenance Committee is getting bids for this work.

10. Status of Rekeying Doors - A motion was made by Keith LeJeune and seconded by Craig Naden not to spend more than \$740.00 to have the keys rekeyed for the use of the 4 doors only. Motion carried.

New Business:

1. The Landscape and Maintenance Committees met on Saturday, October 20th to trim, shrubs, etc., for the Waste Pro pick up on October 22nd.

2. Activity Center - Problems with the Pool Heater - Charles Huggins stated that Leslie's Swimming Pool Supplies fixed the pool heater for a total of \$3,556.41

3. The Greens Website is up to date.

4. Activity Committee - The Greens Pamphlet - A motion was made by Craig Naden and seconded by Mona Hull to approve the new Greens Pamphlet. Motion carried. Copies of the pamphlet will be given to Theresa Neckameyer, Welcome Committee Chairman, for her to put in the Welcome Packet for the new residents. Extra copies will be available for distribution.

5. Lot 682 - Discussion was held concerning Lot 682 - This lot belongs to St. John Property and the owners of the lot can chose a builder of their choice. It was suggested that the owner and the builder follow the Pelican Point HOA New Construction Procedures, and the Contractor Agreement. Once building begins, the Greens ACC can take over monitoring the site with regards to cleanliness, work hours, etc.

6. Sondra Pace - HOA Dues - A motion was made by Craig Naden and seconded by Mona Hull that the Board table this matter until we get more information concerning this issue and discuss it further at the February Board Meeting. Motion carried.

Any other New Business: None

A motion was made by Mona Hull and seconded by James Clinton to adjourn the meeting at 6:45 P.M. Motion carried.

The Next Board Meeting will be held on February 7, 2019 at 5:30 P.M. - This will be a Town Hall Meeting which will start at 5:00 P.M.

Submitted by Gabriella Hunter, Secretary