

South Bay Pointe Home Owner's Association

Board of Director's Meeting

January 8th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:32PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Bryan Clemmons

III. Homeowner Forum

- IV. No homeowners were present. As a reminder, homeowners are welcome to join our monthly meeting

V. Minutes Approval

- Minutes were approved for November Meeting

VI. Review of Finances

- We reviewed Financials
- Current liabilities and equity \$19,000.84
- We currently have \$26,973.00 of delinquent dues
- A few homeowners own a significant sum

VII. Projects

- Aaron Kennedy provided end the year mowing. This was difficult due to the length of time between mows. Aaron requested an increased reimbursement of \$5500 due to man hours and damage to equipment. This was approved. We stressed that Aaron cannot ask for reimbursement at an increased rate after work has been rendered
- Franklin received a quote from Gomez landscaping to update flower beds
- Franklin will reach out to additional landscaping groups for another quote

VIII. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Demand letters have been sent

IX. Board Update

- We reviewed the importance of timely communication when approval is needed by the board

X. Next Meeting

- Next HOA Board meeting is the monthly meeting February 12th at 7:30PM via zoom

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

February 12th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech

III. Homeowner Forum

- IV. No homeowners were present at today's meeting. As a reminder, homeowners are welcome to join our monthly meeting

V. Minutes Approval

- Minutes were approved for December Meeting

VI. Review of Finances

- We reviewed December financials
- Current liabilities and equity \$31,203.70. This is a significant increase from November financials. Amber to review with accounting.
- We currently have \$25,899 of delinquent dues
- A few homeowners own a significant sum

VII. Annual Meeting Preparation

- Annual meeting scheduled for May 14th
- Amber to begin creating packet for homeowners
- Board plans to expand to 5 members and hold elections at annual meeting

VIII. Projects

- Franklin received an additional quote from Van Essendelft's Lawn and Tree to update entrance flower beds at both entrances
- Board approved quote from Van Essendelft's totaling \$4,450 annually
- Board to review updating gravel in the future

IX. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Demand letters have been sent
- Gary Clemmons to place liens for those with more than 1 year past due balance

X. Next Meeting

- Next HOA Board meeting is the monthly meeting February 12th at 7:30PM via zoom

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

March 12th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Bryan Clemmons
- Tim Creech

III. Homeowner Forum

- IV. No homeowners were present at today's meeting. As a reminder, homeowners are welcome to join our monthly meeting

V. Minutes Approval

- Minutes were approved for February Meeting

VI. Review of Finances

- We reviewed January financials
- Current liabilities and equity \$36,462.97.
- We currently have \$25,899 of delinquent dues
- A few homeowners own a significant sum

VII. Annual Meeting Preparation

- Annual meeting scheduled for May 14th
- Amber to begin creating packet for homeowners
- Board plans to expand to 5 members and hold elections at annual meeting

VIII. Projects

- Van Essendelft's Lawn and Tree began work in phase 2
- Kim to call Whitehurst fence to get service on gate of phase 1
- Franklin to get repeat quote from 3C hauling on gravel to road in phase 2

IX. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Gary Clemmons to place liens for those with more than 1 year past due balance
- Amber to follow-up with Gary Clemmons with an update

X. Next Meeting

- Next HOA Board meeting is the monthly meeting April 9th at 7:30PM via zoom

Franklin Niblock
Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

April 9th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Bryan Clemmons
- Tim Creech

III. Homeowner Forum

- IV. No homeowners were present at today's meeting. As a reminder, homeowners are welcome to join our monthly meeting

V. Minutes Approval

- Minutes were approved for March Meeting

VI. Review of Finances

- We reviewed February financials
- Current liabilities and equity \$41,404.31.
- We currently have \$25,899 of delinquent dues
- A few homeowners own a significant sum

VII. House plans

- House plans were reviewed for lot 28 for Mr. Edward Scarborough

VIII. Annual Meeting Preparation

- Annual meeting scheduled for May 14th
- Packets were sent out
- Board plans to expand to 5 members and hold elections at annual meeting in 2026

IX. Projects

- Van Essendelft's Lawn and Tree has refurbished beds at both sides of the development. The board is pleased with their work.
- Kim to call Whitehurst fence to get service on gate of phase 1
- Franklin received repeat quote from 3C hauling for gravel in phase 2 for \$9,600. The board will get an additional quote.

X. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners

- Gary Clemmons to place liens for those with more than 1 year past due balance
- Amber to follow-up with Gary Clemmons with an update

XI. Next Meeting

- Next HOA Board meeting is the annual meeting May 14th at 7:30PM via zoom

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

June 11th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech

III. Homeowner Forum

- Amy Williams was present and had questions surrounding updated property evaluations.

IV. Minutes Approval

- Minutes were approved for April Meeting

V. Review of Finances

- We reviewed April financials
- Current liabilities and equity \$43,600.37.
- We currently have \$35,546 of delinquent dues
- A few homeowners own a significant sum

VI. Annual Meeting Recap

- We completed our annual meeting May 14th
- The board was pleased with attendance
- Board plans to expand to 5 members and hold elections at annual meeting in 2026

VII. Projects

- Kim received a quote for repair of damaged boards in marina from Harwell Construction for \$3,089.82. This quote was <\$7,000 than our prior quote. This quote was approved.
- Kim to call Whitehurst fence to get service on gate of phase 1
- Franklin previously received a quote from 3C hauling for gravel in phase 2 for \$9,600. A home is currently being built past Franklin's house. The board will plan on placing gravel after the new home is completed.

VIII. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Gary Clemmons to place liens for those with more than 1 year past due balance

IX. Next Meeting

- Next HOA Board meeting is the annual meeting July 9th at 7:30PM via zoom

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

July 9th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:30PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech
- Bryan Clemmons

III. Homeowner Forum

- No homeowners were present. As a reminder, homeowners are welcome at our monthly meeting

IV. Minutes Approval

- Minutes were approved for April Meeting

V. Review of Finances

- We reviewed May financials
- Current liabilities and equity \$37,757.38.
- We currently have \$34,347 of delinquent dues
- A few homeowners own a significant sum

VI. Projects

- Harwell Construction completed update to the marina replacing broken boards. Kim provided pictures. The board was pleased.

VII. Open House Plans

- Home plans were submitted by a potential buyer for a "barndominium-style" home. We reviewed covenants prohibiting the use of metal siding. Amber to update potential buyer.

VIII. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Gary Clemmons has placed liens on 8 properties
- Amber to explore next steps with Gary Clemmons

IX. Next Meeting

- Next HOA Board meeting is the annual meeting August 14th at 7:30PM via zoom

Franklin Niblock
Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

August 14th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:30PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech

III. Homeowner Forum

- No homeowners were present. As a reminder, homeowners are welcome to attend out monthly meetings.

IV. Minutes Approval

- Minutes were approved for July Meeting

V. Review of Finances

- We reviewed May financials
- Current liabilities and equity \$34,271.94
- We currently have \$33,653.92 of delinquent dues
- A few homeowners own a significant sum

VI. Projects

- Van Essendendelft Landscaping recently sprayed beds. Amber to explore them doing this on a more regular basis
- Kim to speak to Whitehurst Fence surrounding maintenance on phase 1 gate
- Kim to get a second quote on gravel in phase 2

VII. Process for Place Liens/Judgements

- Gary Clemmons is on retainer to place judgements for delinquent homeowners
- Gary Clemmons has placed liens on 8 properties

VIII. Next Meeting

- Next HOA Board meeting is the annual meeting September 10th at 7:30PM via zoom

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

September 10th, 2025

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:31PM

II. Directors Present

- Kim Hudson (President)
- Franklin Niblock (Vice President)
- Tim Creech

III. Homeowner Forum

- Amy Williams was present for today's meeting
- She voiced concerns about having updated meeting minutes uploaded to the website. Kim will reach out to Amber to ensure minutes are being uploaded.

IV. Minutes Approval

- Minutes were approved for August Meeting

V. Review of Finances

- We reviewed July financials
- Current liabilities and equity \$29,077.95
- We currently have \$33,558.98 of delinquent dues
- A few homeowners own a significant sum

VI. Camper On Lot 89

- A camper has been present on lot 89 for over a month
- We reviewed our covenants detailing that "No modular dwelling or other fully or partially pre-constructed dwelling may be placed on any Lot without the express prior written permission of the Declarant; provided, however, that camping is allowed for ten (10) days within a thirty (30) day period, provided that professional grade camping equipment is utilized and well maintained. No camper, tent, shed or temporary structure shall be permitted on the lot as a permanent residence; however, such structures can be used for recreational purposes and can only remain on the Lot for no more than ten (10) days a month unless stored in an enclosed garage."
- Amber to email lot owner

VII. Projects

- Kim received a quote on gravel from Davis hauling for 180 tons of gravel for \$11250
- Prior quote from 3C hauling for 180 tons of gravel for \$7200

- Franklin to reach out to non-HOA members to coordinate needs for gravel

VIII. Next Meeting

- Next HOA Board meeting is the annual meeting October 8th at 7:30PM via zoom

Franklin Niblock

Vice President