

# **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 12<sup>th</sup> 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 14<sup>th</sup>
- 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 12<sup>th</sup> 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 14<sup>th</sup>
- 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 9<sup>th</sup> at 7:30PM via zoom

**Franklin Niblock**  
Vice President

# **South Bay Pointe Home Owner's Association**

## **Board of Director's Meeting**

April 9<sup>th</sup>, 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 14<sup>th</sup>
- 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 14<sup>th</sup> at 7:30PM via zoom

**Franklin Niblock**

Vice President



# **South Bay Pointe Home Owner's Association**

## **Board of Director's Meeting**

June 11<sup>th</sup>, 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 14<sup>th</sup>
- 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 9<sup>th</sup> at 7:30PM via zoom

**Franklin Niblock**

Vice President

# **South Bay Pointe Home Owner's Association**

## **Board of Director's Meeting**

July 9<sup>th</sup>, 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