

South Bay Pointe Home Owner's Association

Board of Director's Meeting

February 11th, 2026

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)
- Tim Creech
- Amber Whittington (Management Rep)

III. Homeowner Forum

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

IV. Minutes Approval

- Minutes were approved for January Meeting

V. Review of Finances

- We reviewed December financials
- Current liabilities and equity \$24,274.04
- We currently have \$34,907.78 of delinquent dues
- A few homeowners own a significant sum

VI. Budget Planning

- We reviewed draft budget for 2026
- We elected to increase total annual dues according to CPI at 3.9% to \$581.95
- Kim drafted a letter to be attached to the 2026 budget

VII. Projects

- Amber to arrange meeting with lawyer to discuss foreclosure for property owners who own significant sum
- Amber to reach out to Mark Van Essendelft to discuss landscaping plan for flower beds

VIII. Annual Meeting Planning

- Annual meeting is scheduled for April 8th, 2026
- We plan on expanding our HOA board to 5 board members
- We will plan on electing 2 new board members in April 2026
- Kim drafted meeting notice letter for homeowners

IX. Next Meeting

- Next HOA Board meeting is March 11th at 7:30PM via zoom

Franklin Niblock

Vice President