

South Bay Pointe Home Owner's Association

Board of Director's Meeting

February 21st, 2024

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:33PM

II. Directors Present

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

III. Homeowner Forum

- Amy Williams, owner of lot 46, attended. She made recommendations on updating our HOA website
- We will reach out to Amber to make sure our monthly minutes are uploaded to the website
- We will explore collecting homeowner emails so that we might communicate via email
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Minutes Approval

- Minutes were approved from 1/10/24

V. Review of Finances

- We reviewed December Financials
- Current liabilities and equity \$17,603

VI. Proposed Projects and Homeowner Concerns

- Landowner is phase 2 requested that we explore pressure washing the fence and painting the gate for both developments. We sent an email to Amber following up on quotes.

VII. Possible Amendments to Covenants

- We discussed amending our covenants to clearly delineate the process for placing liens on property for those homeowners who are delinquent
- We reviewed the process of amending our covenants
- We discussed moving up our annual meeting to that we can vote on proposed amendments
- HOA board members will review draft amendments over the next week

VIII. Next Meeting

- Next HOA Board meeting March 13th at 7:30M via zoom
- We will explore moving up our Annual Meeting to May 8th
- Please reach out to Amber Whittington at RPM to get updated zoom link to attend

Franklin Niblock

Vice President