

South Bay Pointe Home Owner's Association

Annual Meeting

July 12th, 2023

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:35PM

II. Directors Present

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

III. Homeowners Present

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

IV. Introductions and Establishment of Quorum

- Quorum was established with 10 property owners present
- Lot Owners were introduced

V. President's Report

- Kim Hudson reviewed transition of development to HOA
- She broadly reviewed finances
- HOA will plan to place liens on property that is over 4 years past due

VI. Mowing Update

- We're currently spending \$28,800 per year on mowing alone, which represents over 60% of our income/yearly dues
- The HOA currently mows the right-of-way every 2 weeks and all open lots once a month through the assistance of Teamwork Landscaping
- Our covenants currently dictate that the HOA mow twice per year
- Our current covenants are outlined below as seen on pg. 7 restriction 16:
 - i. Open, grassy areas such as lawns and meadows shall be mowed at least two times per year by the Association. If the Lot Owner elects to not have the Association mow the grassy areas, then the maintenance of the Lot will be the responsibility of the Lot Owner and the Lot shall be kept in a clean, presentable, mowed condition
- We're currently spending \$28,800 per year on mowing alone, which represents over 60% of our income/yearly dues
- To align with the covenants, we will be shifting mowing responsibilities to lot owners
- Beginning in 2024, individual owners will be responsible for the upkeep of their lots.

- We will continue to mow the right-of-way every 2 weeks along with the lots twice per year according to our current covenants. The HOA will pay for the first mowing of the season in April and the last mow of the season in September
- This means lot owners will be responsible for at minimum 4 mows per growing season from May through August
- You have the option of mowing the lots yourself, individually arranging a landscaper to do it for you, or continuing to have Teamwork mow your lots.
- Teamwork will charge \$200 for your lots for the growing season
- Teamwork will reach out to you to coordinate billing for your individual lots
- Email the HOA should you choose to opt out of mowing from Teamwork

VII. Review of Finances

- Amber with RPM reviewed 2023 Budget

VIII. Homeowner's Forum

- Derwin Williams raised concerns over "Miscellaneous Expenses" totaling \$10,700.00
 - i. This was expenses for repair of the sign in phase 2
 - ii. The insurance payment to offset this expense was realized in 2022
 - iii. The HOA will send out an itemized receipt for sign repair
- Rand Norton raised concerns over repair of marina docks
 - i. Repair of the marina docks is a top priority of the HOA
- Carolina Danford asked how to raise concerns with the Board
 - i. Please reach out directly to RPM with all concerns. This allows those concerns to be documented.

Franklin Niblock
Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

August 9th, 2023

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

- No non-board members in attendance
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Minutes Approval

- Minutes were approved from 6/14/23

V. Review of Finances

- We reviewed June Financials
- HOA currently has \$33,989 in delinquent dues
- The HOA will begin placing liens for property owners who owe over \$1000

VI. Approved Projects

- Quote from 3C Hauling on gravel to phase 2 of \$7200 approved pending waiver signed given he has no workers compensation
- We received a second quote on marina dock wood repair through Backyard Builders for \$6500
- Quote for marina dock wood repair for \$5600 from PDB approved

VII. HOA Communication

- The HOA would like to relay a summary email of our annual meeting to lot owners
- Amber will draft and email out an email to homeowners detailing an update on mowing and ongoing projects

VIII. Next Meeting

- Annual Meeting moved to September 13th at 7:30M via zoom vs. GoToMeeting

Franklin Niblock

Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

September 13th, 2023

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
- Bryan Clemmons

III. Homeowner Forum

- No non-board members in attendance
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Minutes Approval

- Minutes were approved from 8/9/23

V. Review of Finances

- We reviewed July Financials
- HOA currently has \$33,989 in delinquent dues
- The HOA will begin placing liens for property owners who owe over \$1000

VI. Approved Projects

- 3C Hauling set to gravel in phase 2 for \$7200
- PBD has completed wood repair for marina, Kim is satisfied
- We will continue to gather quotes for dredging marina
- Paul Wright asked whether can use cable railing on the sides of his dock walkway. This was approved.

VII. Mowing

- Aaron with TeamWork Landscaping is finalizing quote for mowing lots for individual homeowners
- We will be looking to shift mowing responsibilities to lot owners
- Homeowners will be notified of ways to complete their landscaping requirement in the communication outlined below

VIII. HOA Communication

- The HOA would like to relay a summary email of our annual meeting as well as our 2024 budget to lot owners

- We are waiting on final quote on mowing prior to sending out update to homeowners

IX. Next Meeting

- Next HOA Board meeting October 11th at 7:30M via zoom

Franklin Niblock
Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

October 11th, 2023

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:43PM

II. Directors Present

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

III. Homeowner Forum

- No non-board members in attendance
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Minutes Approval

- Minutes were approved from 9/13/23

V. Review of Finances

- We reviewed August Financials
- HOA has received delinquent dues, not yet reflected in August Financials
- We would like RPM to reach out to the electric company to inquire about our monthly bill

VI. Approved Projects

- 3C Hauling completed gravel in phase 2. Franklin and Kim satisfied.
- Teamwork recently did downed tree cleanup in phase 1

VII. Budget Discussion

- We reviewed draft budget
- Plan to create reserve fund with intent of funding projects based on Board vote

VIII. HOA Communication

- The HOA would like to relay a summary email of our annual meeting as well as our 2024 budget to lot owners
- We are waiting on final quote on mowing prior to sending out update to homeowners

IX. Next Meeting

- Next HOA Board meeting November 8th at 7:30M via zoom

Franklin Niblock
Vice President

South Bay Pointe Home Owner's Association

Board of Director's Meeting

November 8th, 2023

I. Call to Order

- Board President Kim Hudson called meeting to order at 7:34PM

II. Directors Present

- Kim Hudson (President)
- Bryan Clemmons

III. Homeowner Forum

- No non-board members in attendance
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Minutes Approval

- Minutes were approved from 10/11/23

V. Review of Finances

- We reviewed September Financials

VI. Budget Discussion

- We reviewed draft budget, putting marina fund under reserve
- Plan to create reserve fund with intent of funding projects based on Board vote

VII. HOA Communication

- Reviewed communication to be sent to homeowners with budget and HOA dues bill
- Franklin compiling blurb concerning homeowners mowing requirements in 2024 for letter
- Bryan compiling blurb concerning septic tank permits to be added to letter
- Goal is to have letter compiled by the end of the week to email to Amber

VIII. Next Meeting

- Next HOA Board meeting January 10th, 2024 7:30M via zoom
- Amber attending January meeting
- New invite will be sent out before the January meeting

Kim Hudson
President