

South Bay Pointe Home Owner's Association

Board of Director's Meeting

January 11th, 2023

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. Others Present

- Tonya Jones (Russell Property Management)
- Kristen Rhynehart (Eco Modern Homes)

IV. Homeowner Forum

- Kristen Rhynehart with Eco Modern Homes is in attendance at the request of Paul Wright, who recently submitted plans for a modular home.
- Mr. Wright's plans detailed a 2BR home with 1,079 square feet of finished space.
- Per our covenants:
 - i. "No modular dwelling or any other fully or partially pre-constructed dwelling may be placed on any lot without the express prior written permission of the Declarant ..."
- No modular homes will be approved by the Board at this time
- Mr. Wright was informed of his denial by email through RPM
- The Board will work to expand on the architectural guidance provided within the covenants

V. Financial Update from RPM

- Tonya from RPM provided a draft budget for 2023
- HOA dues have increased by the maximum allowable percentage to \$537 annually in hopes of building a reserve

VI. Quotes on Possible Projects

- Tonya has gathered quotes on potential projects outlined below
- Paving the road for the Phase 2 development: \$92K
- Dredging the marina: \$30K
- No immediate plans to pursue these projects at this time given current finances

VII. Next Meeting

- Next Board of Directors meeting scheduled for February 8th at 7:30PM via zoom

Franklin Niblock

Vice President, Secretary

South Bay Pointe Home Owner's Association

Board of Director's Meeting

February 8th, 2023

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 non-board members in attendance
- As a reminder, homeowners are welcome at monthly HOA board meetings.

IV. Review of Finances

- Current quoted budget uses "Landscaping and Groundskeeping" as filler to balance our budget.
- Franklin will get an accurate quote on landscaping and update our budget

V. Annual Meeting

- Proposed for June 14th
- More details to follow

VI. Proposed New Covenants

- The following amendments will be voted on by homeowners during the annual meeting:
 - i. Square Footage Requirement, pg. 3 restriction 2:
 1. ~~Each principal residence constructed on any lot shall consist of not less than 1,200 square feet of enclosed, finished, heated floor space.~~
 2. "1,800 hundred square feet shall be the minimum enclosed, finished, heated living area for a one-story dwelling and 2,200 square feet shall be the minimum enclosed, finished, heated living area for a Dwelling Unit of more than one story."
 - ii. Mowing Responsibilities, pg. 7 restriction 16:
 1. ~~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~~

2. Lot Maintenance is the responsibility of the Lot Owner. Lots shall be kept in a clean, presentable, mowed condition. Mowing shall occur at least monthly from April to October. The Declarant or Association shall have the right but not the obligation to provide maintenance upon any Lot. Such maintenance to a vacant Lot includes (but is not limited to) the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.
- iii. Assessment of Cost on Maintenance, ***new restriction*** pg. 7, restriction 16a
 1. The cost of any such maintenance shall be assessed against the Lot or Dwelling Unit upon which maintenance is performed. The Cost of Maintenance will be added to and become part of the regular annual assessment or charge.

VII. Next Meeting

- Next Board of Directors meeting scheduled for March 8th at 7:30PM via zoom

Franklin Niblock

Vice President, Secretary