



15 June 2022  
5:00pm  
MH Pool Building

**Meeting Type:** Regular

**Meeting called to order:** at 5:15 by Sean Ince

**Note Taker:** Christy Goins

**Attendees:** Sean Ince, Christy Goins, Nikki Snook, Brandon Crenshaw, and Mike Hanna

### **Minutes**

**Purpose of Meeting:** Regular

**President:** Sean Ince

**Treasurer:** Nikki Snook

**Secretary:** Christy Goins

**Members At Large:** Mike Hanna and Brandon Crenshaw

May 26 Meeting Minutes Approved by board of directors.

#### **Item 1 Financial**

**Discussion:** Board discussed adding Stephanie Miller as an assistant to the Treasurer position due to her financial experience. Board agreed Mrs. Miller would be a valuable asset for Misty Harbor community.

Southeastern Bank has provided the MH board members with credit cards, this gives Misty Harbor the ability to track purchases against the Misty Harbor account more efficiently and provides better transparency. In the past, board members had to pay for items from their personal accounts and get reimbursed by the MH community.

Pool maintenance and Insurance have been paid. Treasurer will set up auto bill pay for the pool and landscaping.

### **Item 3 Maintenance**

#### ***Discussion:***

Pool Building- it is the Board's understanding that cleaning the pool building's bathrooms are part of the maintenance contract. Contract needs to be reviewed and a call to the pool maintenance company needs to be made.

The status of work completed, timeline of work to be completed, and payment of contractors for the pool building project are unclear.

\*Board voted unanimously to have a meeting with Mr. Weinkle, who arranged to have the pool building project initiated, to discuss receipts, history, and work projection, and any issues with completion.

The BOD also discussed moving pool access to the current non-functional gate to better facilitate a wall-mounted exit button rather than having to use a fob to exit pool area. The current gate could be moved to the recreation courts as an easier way to securely access the courts.

Mr. Ince repaired the bathroom doors' louvers and resupplied the bathrooms with toilet paper. Board discussed creating an auto-ship for toilet paper and purchasing soap dispensers.

Board discussed calling Dekle Plumbing to replace toilet flush valves.

BOD will research cost to replace broken chairs, tables, and installation of sun sail style shading in pool area.

Roads- Although the road resurfacing project has been completed, there are many areas that need re-work. Asphalt Paving Solutions has requested payment in full. Mr. Ince asked company to tell the board how to show the deficiencies and how those deficiencies will be repaired. Total bill is \$183,160. They did not ask for the 25% deposit before starting work. Board discussed and agreed to paying 75% now in the amount of \$137, 370.27 with the remaining to be paid upon satisfactory completion of the project.

Trees- The Oak Tree on Lighthouse Circle (in the middle median) is dying and is creating a safety hazard. According to an arborist, the tree should be removed before it falls and causes injury or damage to the road. The board has obtained quotes from different tree removal specialists for the oak tree on Lighthouse Circle and the pines trees next to pool.

\*Board voted unanimously to move forward with the tree removal proposal by Southeast Timber and Mulching.

**Item 4 Marina Village**- Misty Harbor owns a boat slip, but it seems that the Misty Harbor community is unauthorized to use this slip unless the member also owns a slip.

\*Board voted unanimously to have a meeting with the Marina Village Association to discuss slip usage (or lack thereof) and Misty Harbor maintenance cost share.

**Meeting Adjourned:** 7:00pm

**Next Meeting:** TBD