



26 May 2022
7:00pm
MH Pool Building

Meeting Type: Regular Board

Meeting called to order: at 7:00 by Sean Ince

Note Taker: Christy Goins

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

Minutes

Purpose of Meeting: Regular

President: Sean Ince

Treasurer: Nikki Snook

Secretary: Christy Goins

Members At Large: Mike Hanna and Brandon Crenshaw

April Meeting minutes approved

Finance/Treasurer: Treasurer received some paperwork, old unused checks, and current HOA dues report for Misty Harbor from previous Treasurer. Treasurer training is scheduled for next week. One of Misty Harbor's residents has expressed interest in assisting Treasurer. Board discussed that we need the current bank statements for all Misty Harbor accounts. President or Treasurer will request that information from the previous Treasurer.

**President made motion for a Resolution to consolidate all Misty Harbor funds into CDARS accounts that will be facilitated by Southeastern Bank (the interest rate return is higher with Southeastern Bank than with TIAA), with the exception of \$100,000 which will be held in a readily available account with Southeastern Bank. With the exception of, Mike Hanna, who was not present, all voted in favor.

On reviewing the outstanding dues report, the Board discussed that multiple lots have outstanding (some seriously outstanding) dues. Action must and will be taken against the property owners. Some already have property liens in place. Board discussed the need to start the foreclosure process.

Board also discussed the option for property owners to pay Dues by credit card.

**President made motion to establish a credit card pay option using *Square* service with a 3% service charge. With the exception of, Mike Hanna, who was not present, all voted in favor.

Readdick Construction: Readdick construction has appealed to the Board of Directors to be allowed to move forward with construction of a Misty Harbor compliant home on the lot that has been, and still is, in litigation. All members of the Board, with the exception of Mike Hanna, listened to Mr. Readdick's proposal and promises to follow Misty Harbor covenants.

Since the President was involved with the previous difficulties regarding Readdick construction not being compliant, he recused himself from the board discussion other than facts. The remaining members of the Board (except Mr. Hanna) discussed the pros, cons, duties to the current Misty Harbor owners, and potential future issues.

The past situation with Readdick Construction cost Misty Harbor over \$30K in legal fees. To present, Readdick Construction has not paid any of the invoiced fines or Owner Dues for 2021 or 2022.

Official voting is tabled until the Board can include Mr. Hanna in the discussion, however, the present members expressed concern and hesitation in making Misty Harbor vulnerable to more issues with Readdick Construction.

The Board, utilizing Misty Harbor's attorney, had previously offered to waive the construction fines if: the lot was sold to another party, the HOA dues were paid, and if Readdick Construction agreed not to build in the Misty Harbor community for a period of at least 24 months, a response was never received.

Pool Building: The Board discussed work left on pool building project: A/C, Electrical Meter, sheet rock, painting, and the need for the pool deck holes to be filled from the old fence removal.

Insurance Policies: As Treasurer training has not been completed, the Board does not know the status of Misty Harbor insurance policies.

*President will obtain the current insurance status and policy information from former Treasurer.

Meeting Adjourned: 8:15pm

Next Meeting: TBD