



10 OCT 2022

5:00pm

MH Pool Building

Meeting Type: Special followed by Regular

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

Note Taker: Christy Goins

Attendees ARB meeting: Sean Ince(President), Christy Goins(Secretary), Mike Hanna (Board 4), Brandon Crenshaw(Board 5), Steve Griffith (ARB), Jennifer Pedigo(ARB), Pete Courchene (ARB).

Attendees regular meeting: : Sean Ince, Christy Goins, Mike Hanna, Brandon Crenshaw, Steve Griffith, Jennifer Pedigo, Stephanie Miller (Treasurer)

ARB Special Meeting

Discussion The board of directors and ARB discussed changes to the ARB team with the addition of Mr. Griffith to the committee.

Mr. Ince explained, to the ARB, the need and importance of updating the board of ongoing projects within the community, as well as decisions made for submissions by builders and owners. The ARB was reminded that this has been a request by the BOD since April of this year. This request is due to inquiries from residents about construction, lot clearing, painting, etc within the neighborhood and the board not having ready answers to the community members.

Responsibilities: The BOD and ARB also discussed the scope of allowed actions and responsibilities performed by the ARB. The board wishes to ensure that the ARB is acting purely within the rights and duties of the ARB according to law and Misty Harbor Covenants. The ARB had been working on updating the ARB guidelines and will resume updating when the ARB can coordinate time to meet together. Misty Harbor Community's attorney will be contacted to review updated guidelines to ensure that Misty Harbor isn't vulnerable to legal actions due to overstepping authority or not upholding legal responsibilities. The ARB members were reminded of the below underlined sections of the Misty Harbor Covenants.

Article 9.9 Limitation of Liability **The standards and procedures established pursuant to this Article are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Properties only and shall not create any duty on the part of the Declarant, the Association, the Board or the ARB Person. Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only and neither the Declarant, the Association, nor the ARB shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications the adequacy of soils or drainage, nor for ensuring compliance with building codes and other governmental requirements. Neither the**

Declarant, the Association, the Board, the ARB or any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Unit. In all matters, the committees and their members shall be defended and indemnified by the Association as provided Section 4.6.

Mr. Courchene disagreed with the interpretation of the above section and voiced his resignation from the ARB.

Violations: There was discussion about two homes in the community that began painting projects without utilizing the proper channels in accordance with the covenants. The ARB and Board of Directors will work together to establish updated fines for rule violations as permitted by Misty Harbor covenants.

End of Special Meeting 6:30 pm

Item 1 Treasurer

The BOD welcomed the new Misty Harbor Board Treasurer, Stephanie Miller. Mrs. Miller has experience as a non-profit CFO.

Mrs. Miller will look into setting up online payments for the MH community.

Mrs. Miller will also research software programs designed specifically for Community Associations. The goal is to locate a management program that would help keep all Misty Harbor financial accounts, owners accounts, general record keeping, communications, etc This would aid future boards in a seamless transition between boards, transparency to Misty Harbor members, document organization, and preparation for audits and inspections.

Item 3 Roads Status

The paving company sent a person to review the list of complaints and conduct a drive-thru inspection with Mr. Hanna. The Mr. Hanna has reached out to the paving company via email as a follow-up to get a timeline and action plan of what they will repair. As of yet, they have not responded. Misty Harbor is still retaining 25% of the invoice until road work has been properly completed.

Item 4 Gate Upgrades

The board has received a quote for both main entry gates, both pedestrian gates, pool gate, and Storage yard gate. All upgrades will require reliable internet. Due to costs of the upgrades, the board discussed focusing the upgrades on the gates most in need and tabling the others for future discussion.

- Mr. Hanna made the motion to move forward with the front and rear main entry gates, rear pedestrian gate (by the pool), and pool access gate pending internet access. Mrs. Goins seconded the motion. Motion was passed unanimously.

Mr. Crenshaw will contact Comcast again for internet availability and quote of providing high-speed internet at both main gate locations.

Item 5 Back Entry Gate Repair

Back gate is in the process of being repaired. The repair is about 90% complete. The gate company (Edwards Ornamental) is awaiting parts and a beam system and will contact Mr. Ince when ready to complete repair.

Item 6 Pool

The decking surface around the pool as well as the marcite in the pool have several areas in need of repair. The board will contact pool repair companies to obtain quotes for repair.

Power Meter- In order to be up to current code, the power meter within the pool building will need to be moved and upgraded to current county code standards. Currently there is an 8-10 month wait time for a 400AMP meter. It may be quite possible that a 320 amp disconnect would satisfy our need to move the meter. Mr. Griffith informed the board that he was able to purchase a 320amp directly from Okefenokee Electric Company for his home and that it could be a viable option to waiting several more months. Mr. Crenshaw will look into this new information.

Pavers- There are pavers in the pool grilling area that have been broken by the landscaping company. They have been notified and plan to replace those pavers next week.

Meeting Adjourned: 7:49pm

**Follow-up: Mr. Courchene rescinded his resignation and agreed to remain on the ARB.

