

June 13, 2023 6:00 pm Pool Building

Meeting Type: Regular

Meeting called to order: 6:00 PM

Note Taker: Brittany McCallister

Attendees: Stephanie Miller (Treasurer), Pete Courchene (President), Brittany McCallister (Secretary), and Scott Pedigo (Board Member 5)

ITEM 1: Recital of Board Meeting Rules and Expectations presented by Mr. Courchene

ITEM 2: Approval of previous meeting minutes

- Regular Meeting 5/9/23.
- ITEM 3: Presentation of Reports and Discussion
 - Treasurers Report presented by Mrs. Miller (attached).
 - Presentation of the Budget and Balance Sheet.
 - Update on HOA Dues collection efforts.
 - 33 owners paid through the PayHOA site.
 - 30 payments past due = \$35,314.18
 - 185 payments current year = \$164,185.32
 - Collection letters sent with only one return for bad address.
 - ARB Report presented by Mr. Chandler (attached).
 - ARB Guideline review underway.
 - Request made to research best practice for deep water wells for irrigation and adjust guidelines as necessary.
 - Committee Reports

- Welcome Committee- Mrs. Lynn
 - Reviewing current draft of Welcome Packet & making adjustments as necessary.
 - Working on a method for identifying new residents for timely distribution of packet.
- Landscaping Committee- Mr. Courchene for Mrs. Weinkle
 - Working with assigned contact at Coastal Greenery to form a landscaping plan.
- Proposal for future committees- Mrs. McCallister
 - Working on strategy for committee structure, recruitment, framework/relationship with HOA, types, and advantages.

ITEM 4: Old Business

- Update of Pool Building Remodel
 - Working with contractor on recommendations and actions to complete before final inspection of remodel. Contractor will provide proposal.
 - Cost of building to date- \$63,363. In 2022, \$38,199 was spent, \$12k in materials and \$26k to the contractor and this year to date \$25,164 has been spent.
- Insurance Coverage Review
 - Review complete. Board met with Insurance rep.
 - Premium ~\$8,700 per year, up ~\$600 from last year with increases to replacement costs secured.
- Reserve Study
 - Ongoing
- Covenant Enforcement
 - Ongoing
 - Letters have been sent and well received, with the majority now in compliance.
- Storage Yard Cleanup
 - Ongoing
 - Working on identifying property that is not currently claimed. Current notice on MH website (mistyharborhoa.com) will be moved to password protected Blog section for now.
 - After July 15, 2023, all unclaimed property will be legally advertised and disposed of accordingly.
 - Seeking tree trimming and cleanup as future action.
- Erosion problems at Road Drainage Inlets
 - Issues have been identified and will be further assessed by camera to determine the best course of action.
- Landscaping Repairs
 - Former landscaping company (Peters) agreed to remedy identified areas in need of repair from their services. Once completed, their final payment/check will be released.
- Protective covers on utilities around the community
 - Missing or damaged covers have been identified; the new landscaping company will be made aware of current damage with any new damage becoming their responsibility.
- Okefenokee Power
 - Coordinated several items in need of maintenance and repairs.
 - Power box on Secret Cove- repaired.
 - Flickering streetlights- repaired.
- Requested list from Okefenokee Electric of utility lights throughout the community to help identify and conduct a periodic check.
- o Okefenokee Electric requested updated contact information on MH account.

ITEM 5: New Business

- o Landscaping
 - The new landscaping company, Coastal Greenery, has begun work.
 - The first cut was completed Friday, June 9, 2023.
 - Missed a few spots but working out the kinks. Otherwise, compliant.
 - Will ask for a Storage Yard cut soon as it is prime growing season.
- Irrigation and Electrical housing
 - Working with contractor Russell O'Quinn to address irrigation pump issues.
 - Electrical issues present, will work with separate electrical contractor to remedy.
 - Servace Electrical has been contacted to bid on the job.
 - Identified crowded electrical housing at front gate, looking into proactive solution.
- o Gate/Cameras
 - Ongoing progress on CellGate System Upgrade.
 - The current focus is on the user database. The board is working on rollout of data collection form to ensure proper execution of database for smooth transition to new system. Timely completion of forms by homeowners is critical. A second callout will be executed to capture any missing information until 60% completion is achieved at which time a "go live" will be executed.
 - Further instructions on system rollout will be provided to members as the process moves forward.

Regular Board business concluded at 7:00 PM with question and answer period for members following.

- ARB Committee assignments were asked to be clarified. Clarification was given with apology for not clarifying assignments in a more timely manner as they were voted on and made.
- FAA Regulations and rules for drone pilots within Misty Harbor were questioned and discussed.
- Comcast buildout plan was questioned and the Board responded by letting the member know the agreement had been executed by the Board and we are currently waiting for Comcast to respond.
- Concern was raised about blockage to the drainage swale on LaCroix Court by lawn debris.
- Request was made by member to clarify Article 3, Section A, Paragraph 3.1 of the Community By-Laws for the next election period.
- Mr. Gosselin gave updates on community newsletter. He is working on tentative dates for newsletter release throughout the year. Also, working on methods for identifying new residents, and unlisted residents, for proper distribution of newsletter.
- Board to meet with Mr. Gosselin to discuss Facebook page overview.
- Request was made to utilize 'Zoom' application to allow remote members the opportunity to attend Board Meetings.
- Concern was raised by community member about the sink hole around the drainage inlet on the corner of Sunrise Drive and Misty Harbor Blvd. The board acknowledged the issue and referred to the action plan given in the "Erosion problems at Road Drainage Inlets," portion of the agenda.

Meeting adjourned at 7:20 PM

Misty Harbor Community Association

Statement of Activities

January 1 2023 - May 31 2023

Revenue Annual Dues 180,000.00 191,634.50 11,634.50 Builder Permit Fees 3,000.00 3,000.00 3,000.00 Transfer Fees 250.00 250.00 Investment Income 625.00 102.35 (522.65) Miscellaneous Income 312.50 40.00 (272.50) 180,937.50 195,026.85 14,089.35 Marina Cost Share 26,836.00 26,836.00 (2,350.00) Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Insurance 250.00 250.00 250.00 1244.46) Repair and Maintenance 3,000.00 (1,000.00) (1,000.00) 128.00 6360.00) 100.00 (1,000.00)	Prior Year	Variance	Actual	Budget	181061 y 1 2023 - Way 51 2025
Builder Permit Fees 3,000.00 3,000.00 Transfer Fees 250.00 250.00 Investment Income 625.00 102.35 (522.65) Miscellaneous Income 312.50 40.00 (272.50) Marina Cost Share 26,836.00 (272.50) Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Insurance 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 1,000.00 (1,000.00) (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities 126,250.00	The rear	<u>venance</u>	<u>necour</u>	Dudget	Revenue
Transfer Fees 250.00 250.00 Investment Income 625.00 102.35 (522.65) Miscellaneous Income 312.50 40.00 (272.50) Marina Cost Share 26,836.00 26,836.00 (2,350.00) Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 1nsurance 250.00 250.00 250.00 Insurance 2,000.00 1,958.94 (41.06) 124.46) Repair and Maintenance 3,500.00 3,850.00 350.00 Gate Contract 3,500.00 3,850.00 (124.46) Repairs and Maintenance 1,000.00 (1,000.00) (1,000.00) Lawn Contract 2,925.00 <td>174,176.19</td> <td>11,634.50</td> <td>191,634.50</td> <td>180,000.00</td> <td>Annual Dues</td>	174,176.19	11,634.50	191,634.50	180,000.00	Annual Dues
Investment Income 625.00 102.35 (522.65) Miscellaneous Income 312.50 40.00 (272.50) 180,937.50 195,026.85 14,089.35 Marina Cost Share 26,836.00 26,836.00 Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Insurance 250.00 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 1,000.00 (1,000.00) (1,000.00) Lawn Contract 2,092.50 20,926.10 1.10 Materials 500.00 (500.00) (500.00) Other Community Space 625.00	6,000.00	3,000.00	3,000.00		Builder Permit Fees
Miscellaneous Income 312.50 40.00 (272.50) 180,937.50 195,026.85 14,089.35 Marina Cost Share Miscellaneous 26,836.00 26,836.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 1 1 1 1 Insurance 250.00 250.00 250.00 1 1 Property Taxes 820.00 695.54 (124.46) 1 1 Repair and Maintenance 1,000.00 (1,000.00) (1,000.00) (1,000.00) 1 1 1 Materials 500.00 (500.00) (500.00) (500.00) 1 1 1 Materials 500.00 (500.00) (25.00) 5,773	515.00	250.00	250.00		Transfer Fees
I80,937.50 195,026.85 14,089.35 Marina Cost Share 26,836.00 26,836.00 Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services Insurance 250.00 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) 700.00 (1,000.00) Lawn Contract 3,500.00 3850.00 350.00 (1,000.00) 1.10 Materials 500.00 (500.00) (10,000.00) 1.10 Materials 500.00 (250.00) (250.00) Other Community Space 625.00 5,773.10 148.10 1.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 1,577.49 </td <td>157.93</td> <td>(522.65)</td> <td>102.35</td> <td>625.00</td> <td>Investment Income</td>	157.93	(522.65)	102.35	625.00	Investment Income
Marina Cost Share Miscellaneous 26,836.00 26,836.00 26,836.00 Office Expenses 8ank Fees and Service Charges 947.14 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 1 190.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 1,000.00 (1,000.00) (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (250.00) Other Community Space 625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.43 Vater 375.00 186.53 (188.47) Vater 36,034.50 118,546.36 (17,488.14)	80.00	(272.50)	40.00	312.50	Miscellaneous Income
Miscellaneous 2,500.00 150.00 (2,350.00) Office Expenses Bank Fees and Service Charges 947,14 947,14 947,14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services Insurance 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 1,000.00 (1,000.00) 1.00 Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities U 1,315.00 2,821.49 1,506.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projec	180,929.12	14,089.35	195,026.85	180,937.50	
Office Expenses 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services Insurance 250.00 256.60 (41.06) Property Taxes 820.00 695.54 (124.46) (41.06) Property Taxes 820.00 695.54 (120.00) (1,000.00) (1,000.00) Gate Contract 3,500.00 3,850.00 350.00 (500.00) (1,000.00)	26,370.00	26,836.00	26,836.00		Marina Cost Share
Bank Fees and Service Charges 947.14 947.14 Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 1 100.00 450.00 250.00 Legal 2,000.00 1,958.94 (41.06) 100.00 Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 3,500.00 3,850.00 350.00 Gate Contract 2,0925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 126,034.50 118,546.36 (17,488.14) Projects 136,	30.00 %20 %20 %20 %	(2,350.00)	150.00	2,500.00	Miscellaneous
Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 250.00 250.00 Legal 2000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) (1,000.00) (1,000.00) Repair and Maintenance 3,500.00 3,850.00 350.00 (1,000.00) Gate Contract 3,500.00 3,850.00 350.00 (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 (250.00) (250.00) Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 186.53 (188.47)		1.0.001.0.00000			Office Expenses
Dues / Software / Subscriptions 43.00 85.00 42.00 Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services 250.00 250.00 Legal 2000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) (1,000.00) (1,000.00) Repair and Maintenance 3,500.00 3,850.00 350.00 (1,000.00) Gate Contract 3,500.00 3,850.00 350.00 (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 (250.00) (250.00) Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 186.53 (188.47)	183.35	947.14	947.14		Bank Fees and Service Charges
Office Supplies 625.00 256.60 (368.40) Postage and Shipping 479.05 479.05 Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services Insurance 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 3,500.00 3,850.00 350.00 Gate Contract 3,500.00 3,850.00 350.00 Gate Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (125.00) Other Community Space 625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 346.33 (188.47) 44.903.00 76,480.49 315,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) </td <td>2,060.70</td> <td>42.00</td> <td>85.00</td> <td>43.00</td> <td>이 가지 않는 것 같은 것 같</td>	2,060.70	42.00	85.00	43.00	이 가지 않는 것 같은 것 같
Postage and Shipping Fees / Licenses / Permits 479.05 479.05 Professional Services 100.00 450.00 350.00 Professional Services 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance	391.20	(368.40)	256.60	625.00	
Fees / Licenses / Permits 100.00 450.00 350.00 Professional Services Insurance 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance 3,500.00 3,850.00 350.00 Gate Contract 3,500.00 3,850.00 350.00 Gate Repairs and Maintenance 1,000.00 (1,000.00) (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (500.00) Other Community Space 625.00 5,073.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 375.00 186.53 (188.47) Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) (25,164.32) Gates	592.70	125-2712-221	479.05		
Professional Services 250.00 250.00 Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance				100.00	
Legal 2,000.00 1,958.94 (41.06) Property Taxes 820.00 695.54 (124.46) Repair and Maintenance					ANY MANY REPORT OF A MANY
Property Taxes 820.00 695.54 (124.46) Repair and Maintenance	8,989.60	250.00	250.00		Insurance
Property Taxes 820.00 695.54 (124.46) Repair and Maintenance	3,665.00	(41.06)	1,958.94	2,000.00	Legal
Bepair and Maintenance Gate Contract 3,500.00 3,850.00 350.00 Gate Repairs and Maintenance 1,000.00 (1,000.00) 1.00 1.00 Lawn Contract 20,925.00 20,926.10 1.10 1.10 Materials 500.00 (500.00) (500.00) Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Explus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 </td <td>121-1-1</td> <td>(124.46)</td> <td>695.54</td> <td>820.00</td> <td></td>	121-1-1	(124.46)	695.54	820.00	
Gate Contract 3,500.00 3,850.00 350.00 Gate Repairs and Maintenance 1,000.00 (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) (500.00) Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 375.00 186.53 (188.47) Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09)					
Gate Repairs and Maintenance 1,000.00 (1,000.00) Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Frojects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)		350.00	3,850,00	3,500,00	
Lawn Contract 20,925.00 20,926.10 1.10 Materials 500.00 (500.00) Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	12,726.23		1000000		Gate Repairs and Maintenance
Materials 500.00 (500.00) Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) 36,187.00 Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	51,486.58	15 - 16 - 17 - 17 - 17 - 17 - 17 - 17 - 17	20.926.10		
Other Community Space 625.00 500.00 (125.00) Pool Contract 4,700.00 10,315.00 5,615.00 Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	1,895.35		10		and the state of
Pool Contract 4,700.00 10,315.00 5,615.00 Utilities	3,207.2	A & C & A & A & A	500.00		1 State of State of Contract and the state of the stat
Utilities Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09)	12,510.00				20 방법은 10 전쟁에 20 전쟁에 대한 20 M 전 20 M
Electricity 5,625.00 5,773.10 148.10 Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09) (0.09) 0.09		200550355		CAN PERSONNELS	
Internet and Telephone 1,315.00 2,821.49 1,506.49 Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09) (0.09)	12,761.43	148.10	5,773,10	5.625.00	12223
Trash Disposal 250.00 (250.00) Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09)	3,072.60			10 1 10 10 10 10 10 10 10 10 10 10 10 10	The second s
Water 375.00 186.53 (188.47) 44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects 25,164.32 (25,164.32) (25,164.32) (25,164.32) Gates 62,582.00 26,395.00 36,187.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09) (0.09)	1000.000	N2014785-0556	0.0000000		 And State of the S
44,903.00 76,480.49 31,577.49 Surplus/(Deficit) before Projects 136,034.50 118,546.36 (17,488.14) Projects Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 45,790.09 (0.09)	802.89	14023011032220	186.53		
Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	140,714.84				÷
Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	40,214.28	(17,488.14)	118,546.36	136,034.50	Surplus/(Deficit) before Projects
Community Building 25,164.32 (25,164.32) Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)					Projects
Gates 62,582.00 26,395.00 36,187.00 Pool 10,000.00 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)	38,199.1	(25,164,32)	25,164 32		NORTH CHICK IN THE REAL PROVIDENT OF THE
Pool 10,000.00 10,000.00 Tree and Lawn 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)			10 10 10 10 10 10 10 10 10 10 10 10 10 1	62,582.00	
Tree and Lawn 10,000.00 10,000.00 Roads 45,790.00 45,790.09 (0.09)			1000000		
Roads 45,790.00 45,790.09 (0.09)	19,700.00				
	137,370.23	1993	45,790.09		
전 성상 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전 전	195,269.38				
Surplus/(Deficit) Total 7,662.50 21,196.95 (48,510.73)	(155,055.10	(48,510.73)	21,196.95	7,662.50	Surplus/(Deficit) Total

Misty Harbor Community Association Inc

Balance	Sheet
---------	-------

As of May 31, 2023

Label	Total

Assets

Total Liabilities and Equity	\$906.671.23		
Total Equity	\$905,671.23		
Equity	\$62,380.05		
Opening balance equity	\$844,291.18		
Equity			
Total Liabilities	\$0.00		
Accounts Receivable - Prepaids	\$0.00		
Liabilities			
Liabilities and Equity			
Total Assets	\$906,671.23		
Total Other Assets	\$188,209.10		
Accounts Receivable	\$188,209.10		
Other Assets			
Total Bank Accounts	\$718,462.13		
TIAA Bank	\$248,859.61		
Southeastern Bank CD 60441336 Southeastern Bank CD 60443719 Southeastern Bank CD 60444241 Southeastern Bank CD 60444357 Southeastern Bank CD 60444377	\$9,017.99 \$28,244.45 \$25,091.05 \$52,451.27 \$52,267.25		
		Southeastern Bank CD 60440679	\$25,850.2
		Southeastern Bank Operating Account	\$276,680.3

Misty Harbor Architectural Review Board

Status Overview

- Approved in Progress: 7
- Pending Approvals:
 0
- Rejections: 1
- Upcoming Requests: 2
- Timelines exceeded: 1
- Actions:
 - ARB Guidelines under review
 - ARB Physical Archive in development

- Issues/Concerns:
 - Job-Site Cleanliness
 - Addressed with Builders with positive feedback
 - Completion Timelines
 - Working with homeowners to develop plan for completion
 - Clark House (Lighthouse Way) "stand-still" and cleanliness
 - Developing recommendations to the Board of Directors

Approved/Ongoing items: 7

- Lot 89 (Heron Point)
 - Builder: Austin Sawyer
 - <30 days to completion
 - No issues
- Lot 72 (Heron Point)
 - Builder: Austin Sawyer
 - <30 Days to completion
 - Approved mod to Driveway 6/7

Lot 74 (Heron Point)

- Builder: Scott Frazier
- Builder is sidelined Owner is completing the job
- No Landscaping plan in the original approval
- 10 Apr 2022 > 1 year

Lot 26 (Lighthouse Way)

- Builder: Ernest Hudson
- · Owner is having trouble with the Builder
- Builder has not maintained cleanliness of job site
- Working with owner on a way forward
- 22 Jun 2022
- 57 Schooner Court
 - Paint plan approved
 - Awaiting Stone bottom
 - Delivery delays

57 Schooner Court

- Tool Shed request Approved by majority vote
- Shed Location: behind house
- 406 Misty Harbor Blvd.
 - Builder: Tad Jeffrey
 - Detached Garage/Man Cave
 - · Variance Issued for Front Facing Garage
 - · Awaiting Cert Of Occupancy for close-out inspection

Rejections: 1

- Lot 87 (Heron Point)
 - Builder: Austin Sawyer
 - · Rejected due to similarities with other adjacent homes
 - Builder sent email 6/7 regarding other options for ARB to consider. ARB will review and make recommendations

Issues/fines

• <u>TBD</u>