



13 FEB 2023
6:00pm
Pool Building

Meeting Type: Regular

Meeting called to order:

Note Taker: Christy Goins

Attendees: Mike Hanna (President), Stephanie Miller (Treasurer), Pete Courchene (Secretary), Christy Goins (Board Member 5)

ITEM 1. Board Member Roles:

*Christy Goins made motion for Mike Hanna to be Board President, Stephanie Miller 2nded. Vote taken. Motion for Mike Hanna to be President passed.

*Mike Hanna made motion for Brandon Crenshaw to be Board Vice President, Stephanie Miller 2nded. Vote taken. Motion for Brandon Crenshaw to be Vice President passed.

*Christy Goins made motion for Pete Courchene to be Board Secretary, Stephanie Miller 2nded. Vote taken. Motion for Pete Courchene to be Secretary passed.

No vote and no objections for Stephanie Miller to remain as Board Treasurer.

No vote taken, Christy Goins is Board Member 5

ITEM 2. Treasurer

Mrs. Miller presented Treasurer's Report.

Phase4 Lots 4 and 5 were foreclosed on by county without notice to Misty Harbor Association. Past dues on those lots appear to be unrecoverable.

Board discussed looking into submitting to The Georgia Property Owners' Association Act which would prevent future dues losses incurred by county foreclosures. More information is needed.

Many invoices were returned due to incorrect address. Those addresses were compared to/and found to be the same as the Camden County tax site.

ITEM 3 Roads

Mr. Pedigo will be meeting with Asphalt Paving Solutions to conduct a project review.

Mr. Hanna will be placing a speed calming sign, on a rotating basis, throughout the community to remind drivers to pay more attention to their driving speeds.

Mr. Hanna also set up a sandwich board sign at the front gate as a reminder for contractors to NOT use front gate.

ITEM 4. Mike Hanna presented a list of items needing attention from the annual meeting.

Transparency:

The board asks for volunteers to be on a newsletter committee. An announcement on PayHoa and on Facebook will communicate the need and ask for volunteers.

Covenant Enforcement:

At the annual meeting, it was stated that there used to be a 48 hour rule for parking boats and trailers in driveways. That was a rule a previous board decided on (not in covenants).

Mrs. Goins suggested polling the community to get input on the rules regarding recreational vehicles in driveways before next board meeting.

Board Spending:

The board discussed the definition of capital spending vice expenditures.

Mrs. Miller asked about the requirement for two signatures on all checks in addition to contracts. Mrs. Goins will verify.

Pool Deck-Mr. Hanna has obtained one quote for resurfacing the pool's cool deck and interior of pool. The contractor stated that the reason the current deck surface is failing so soon after being redone is because it was not primed before new surface was applied.

ITEM 5. Mr. Hanna discussed the need to establish the responsibilities of each board member role at the next meeting.

ITEM 6. Swales

Mr. Cressman inspected swales throughout the community and identified many needing to be cleared for proper drainage. He took Mrs. Goins and Mr. Griffith on a ride-along to show the swales. Swale maintenance is the responsibility of the owners of the property the swales are located on. Mrs. Goins will present a report of the owners responsible for the overgrown swales to the board and will help draft a notice to the responsible parties.

ITEM 7. March Agenda

Mr. Courchene received and presented a request from Ms. Smith to add ARB guidelines and covenant enforcement to the March Agenda.

Meeting Adjourned- 6:59