

Misty Harbor Community Meeting

1 OCT 2021

10:00

MH Pool Area

Meeting called by: Sean Ince @10:04

Type of meeting:

Note taker: Christy Goins

Attendees: Sean Ince (President), Steve Weinkle (Treasurer), Christy Goins

Minutes

Agenda item: *Resolve vacancy of Secretary position for Misty Harbor Community Association.*

Presenter: Steve Weinkle

Discussion: Treasurer (Mr. Weinkle) made motion to appoint Christy Goins as MHCA secretary, President (Mr. Ince) seconded motion.

Conclusion: Christy Goins is appointed MHCA secretary after President and Treasurer signed Resolution to fill vacant position of MH Community Association Secretary.

Agenda item: *Account Resolution (Association Funds)*

Presenter: Steve Weinkle

Discussion: Treasurer proposed the need to redistribute funds from current Misty Harbor Accounts to a new IntraFi Network Deposit Account (formerly known as CDARS Service Deposit) at a bank TBD in the name of Misty Harbor Community Association, Inc. Current Association funds are being held in several accounts at Southeastern Bank, Kingsland, Georgia. Funds exceed \$250,000 which also exceeds FDIC insurance of \$250,000. President, Secretary, and Treasurer will be the authorized signers. All withdrawals will require two authorized signers. The Misty Harbor cash expense account and Certificates of Deposits totaling no more \$250,000 at any time will remain at Southeastern Bank.

Conclusion: Treasurer motioned to redistribute funds from current Misty Harbor Accounts to a new IntraFi Network Deposit Account (formerly known as CDARS Service Deposit) at a bank TBD in the name of Misty Harbor Community Association. President seconded motion and Secretary voted in favor. President, Treasurer, and Secretary signed Resolution.

Action items

Person responsible

Deadline

Open IntraFi Network Deposit Account

Steve Weinkle

1 NOV 2021

Agenda item: *Readdick Builder*

Presenter: Steve Weinkle

Discussion: ARB (represented by Mr. Weinkle) updated board about ongoing litigation with Readdick Builders. Mr. Readdick refuses to negotiate with Misty Harbor and Misty Harbor's legal representative regarding building on lot # ____.

To date, Misty Harbor Community Association has spent approx. \$30,000 in legal fees against Readdick Builders. President expressed concerns about spending more MH money on this issue and proposed to make an offer of purchasing the property involved with the condition that Readdick agrees to never attempt to build in Misty Harbor again. ARB representative, Mr. Weinkle, expressed concerns over setting a precedent to other builders that may follow in Readdick builders' lead and proposed to put a lien on the property. Discussion over the pros and cons of each were discussed. Board decided to speak with attorney (Foster) about doing both; putting a lien on the property while simultaneously making an offer on the property. If it is possible, the lien would help Misty Harbor to recoup some of the costs incurred and dissolve current litigation with Readdick Builders while also preventing future litigation with Readdick Builders.

Conclusion: Mr. Weinkle will speak with attorney and update Board at next meeting. Board also discussed ways that may prevent Misty Harbor from future costly litigations in the form of a Bond of Security that would automatically ensure that builders comply with Misty Harbor's Architectural Covenants without having to start legal proceedings.

<u>Action items</u>	<u>Person responsible</u>	<u>Deadline</u>
1) Speak with Attorney about the option of lien and purchase offer of property.	Steve Weinkle	
2) Speak with Attorney about adding a Bond of Security requirement for future builders in the Misty Harbor Community.		

Agenda item: *Electronic Document Storage/MH Office* **Presenter:** Sean Ince

Discussion: President proposed the need for a central office to keep Misty Harbor assets (computers, community files, etc) as well as a central electronic file system using a website. Board discussed **Drop Box, Microsoft, and Google Docs** as possibilities for file systems. Discussion about the ability for all board member to edit electronic documents was discussed but not yet decided.

Board also discussed the possibility of enclosing areas of current pool building for office space. Security of office space was also discussed. Closest Fiber internet drop is at back gate, so there may be a possibility to run fiber to future pool office (fairly close to back gate) for reliable security cameras.

Conclusion: Board walked around pool building to determine where walls should go, where office space would be, the benefits to the community of an enclosed space for recreational purposes, and possible costs involved. Mr. Weinkle will speak with a trusted builder about costs/plans. Mrs. Goins will research electronic file systems. Mr. Ince will send Mrs. Goins past Board Minutes via email. Mr. Weinkle will send Secretary Account link and temp password to Mrs. Goins via email. Passwords for Board Accounts to be changed yearly.

<u>Action items</u>	<u>Person responsible</u>	<u>Deadline</u>
Speak with builder about Enclosing pool building's open areas	Steve Weinkle	
Research Electronic File Systems	Christy Goins	18 OCT 2021

Send Secretary Acct link/Password Steve Weinkle
To Mrs. Goins.

Send past Meeting minutes to Sean Ince
Mrs. Goins

Agenda item: *Fiber Internet*

Presenter: Steve Weinkle

Discussion: Board discussed the need for Fiber Internet for MH residents. Community needs to be at 80% capacity for TDS to provide fiber. Mr. Weinkle, proposed that the board create two documents for community residents to sign: 1. Document that promises to commit to paying for fiber internet service. 2. Letter that states something to the effect that properties are less desirable (decreased value) without true high-speed internet and that as the sole provider of service in our area, TDS is failing its obligations to its customers.

Conclusion: Mr. Weinkle mentioned a resident that may be willing to draw up the two documents for us, but we need to create an outline of what should be included on these documents.

Action items

Draft outline for fiber internet documents.

Agenda item: *Update MH Covenants*

Presenter:

Discussion: Board discussed the need to update Misty Harbor covenant to be more specific regarding community regulations. New ARB guidelines are in effect but more changes coming after litigation with Readdick is complete. Rules and Regulations are still working documents. Discussed getting a Quorum to edit covenants to increase the standards of home size to 2400 sq feet. A change would require approx. 156 property owner votes.

Agenda item: *Boat Yard Security*

Presenter:

Discussion: Lock on the storage yard gate needs to be changed so that only current residents know the combination.

Conclusion: Tabled for next board meeting.

Agenda item: *Community Parties*

Presenter: Steve Weinkle

Discussion: Board discussed how much community money to contribute towards community gatherings. Mrs. Goins motioned that \$300 be allowed to be contributed. Mr. Ince seconded motion. Mr. Weinkle voted in favor.

Conclusion: \$300 will be allocated to future agreed upon community gatherings

Other Information

Special notes:

Board also discussed:

1. need for special committees for community improvement projects (planting flowers, decorating, playground, painting/repairing community structures.
2. possible gunfire incident reported by a resident.
3. Finding new contractors for gate service.
4. Resident Steve Olson would like to meet with the board at next meeting.

Meeting Adjourned at 1:08

**Next Meetings: 19OCT 11am-1pm
26OCT 11am-1pm**