



September 12, 2023

6:00 pm  
Pool Building

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**Meeting Type:** Board Meeting

**Meeting called to order:** 6:00 PM

**Note Taker:** Brittany McCallister

**Attendees:** Stephanie Miller (Treasurer), Pete Courchene (President), Brittany McCallister (Secretary), 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

- Meeting minutes from regular Board Meeting August 8, 2023 and Special Meeting August 12, 2023, were approved and posted.

**ITEM 3:** Presentation of Reports and Discussion

- **ARB Report- Mr. Chandler**

- Mr. Chandler is unable to attend meeting; will provide ARB updates to board.

- **Treasurer Report- Mrs. Miller**

- Presentation of the Budget and Balance Sheet (in finance folder in PayHOA).
- Results of checking into different investment options-
  - There are no investment products that pay more than .65% available at Southeastern Bank.
  - Money could be moved to larger national bank; however, they have no physical presence in Camden County.
  - Mrs. Miller and Mr. Courchene to meet with larger bank to discuss moving a portion of the money to have a more positive investment impact.
- Revenue is \$16,550 favorable to budget.
- Operating expenses are \$9000 below budget
- \$105,009 has been spent on project or reserve items, the final cost the new gate system \$32,035 will be paid in September.

- **Gate System Upgrade Report- Mr. Courchene**

- Gate upgrade project is complete.
- Issues identified will be addressed by Edwards Ornamental
  - Currently exploring options for:
    - Better exit button on pool gate and verification of safe height placement.
    - Sound or light function for pedestrian gate to inform user access has been granted successfully.
    - Exposed wires on the control panel need covered and break in conduit needs re-attached.
    - Still working on RFID placement for those continuing to have issues.
- All residents who have sent in information and requested access are covered. Any further requests of issues will be handled individually.
- All Gate Installation Committee work is complete and can be closed.
- Jim Kelly was asked to lead the Gate/Security Committee and will continue to handle gate access issues and requests as they arise.
- FOBs for pedestrian gates will be issued on an “as needed” basis and a limited number will be purchased.
- Will explore leaving a permanent helpline setup as a community phone number. Mr. Pedigo is checking on voicemail capabilities for the line.
- Motion was made by Mr. Courchene to mark this project as finished and release final payment to Edwards Ornamental. All members were in favor, motion passed unanimously.

**ITEM 4:** Committee Reports (Welcoming, Newsletter and Landscaping Committees)

• **Welcoming Committee- Mrs. Lynn**

- Ms. Lynn has welcomed a few new neighbors and distributed informational packets.
- A plan for a Halloween/Trunk or Treat is in the works with a tentative date of Friday, October 27, 2023.
- A plan for a Holiday Gate Lighting is in the works with a tentative date of Friday, December 1, 2023.

• **Newsletter Committee- Mr. Gosselin**

- Mr. Gosselin asked for input for upcoming newsletter and a folder created in the PayHOA site and other community sites for distribution.

- **Landscaping Committee- Mrs. Weinkle**

- Mrs. Weinkle updated the community on the ongoing work to the sprinklers at the front gate in efforts to replant the center and side planting beds, as well as, replanting the missing tree on Lighthouse Circle.

**ITEM 5: Old Business**

- **Covenant Enforcement**

- Board reviewed compliance letter to make sure list is relevant and remove any unnecessary concerns.
- Some possible reminders were identified: burning regulations and local yard waste removal site.

- **Storage Yard Cleanup**

- Storage yard cleanup is expected to be completed by the end of this week.
- Some items were not moved, preventing some of the necessary work from being completed.
- Trees were trimmed, debris along fence line mulched, grass mowed, garbage removed.
- Pictures will be taken and posted of any items left in efforts for them to be claimed before removal.
- Once work is complete, an email will go out notifying homeowners that it is safe to move belongings back.

- **Cameras in Common Areas**

- Researching options for addition of cameras with DVR capability to front and rear gate to identify vehicles entering and exiting and any other activity.
- The original quote received from Edwards was costly so exploring some alternative options.
- Additional research is being done for addition of a camera in the storage yard, such as a trail camera with cellular service.
- Pool house cameras are all working, and some additional cameras have been added.
  - Research common policies and procedures around security camera recording. Produce document or notification to members if necessary.

**ITEM 6: New Business**

- **Repairs and likely resurfacing of tennis court**
  - Tabled discussion for future meeting in interest of time.
- **Comcast information for upgrades to community**
  - Mr. Pedigo contacted our Comcast Service Representative for an update on our Community Services Agreement. He was made aware that Comcast needed an updated list of addresses in the community to be added to their system and show available for service. A list of addresses was sent to Comcast the same day. Any new addresses will be added as necessary.
  - Mr. Pedigo then asked for another update on our Community Services Agreement, compensation and getting the addresses entered into the system, but had not yet received a response.
- **Other utilities and updates**
  - TDS
    - Mr. Pedigo made recommendation to drop all TDS services at the front gate and DSL internet service at the rear gate/amenities center keeping the TDS landline connection for the pool 911 phone until if and when it is replaced with a Comcast VOIP phone. Research will need to be done to be sure that a VOIP is reliable, especially during a power outage.
    - There are a few damaged pedestals throughout MHCA that we should ask TDS to repair.
  - Okefenokee REMC
    - Mr. Pedigo made recommendation to request a usage analysis to identify where and how much energy is being used on our account and we can determine if there are any cost-effective upgrades to reduce energy costs.
    - An inventory of our lighting installations has been acquired and needs inspection. We can notify OREMC of any fixtures not working properly and they will repair.
  - Atlanta Gas Light
    - Mr. Pedigo spoke with AGL regarding natural gas availability within our neighborhood.
    - It was advised they can service our community with access from Pelican Road where they already provide residential serve with a pressure regulated

system.

- A survey was distributed through PayHOA to gauge interest from residents.
- A meeting will be scheduled with AGL to go over the results and see what they can offer MHCA.

- **Question and answer period for members**

- Mr. Gosselin- Recommended contacting a fiduciary for further advice on our communities' investments. The board will continue to explore options locally for the best investment strategy and will reach out for further help as necessary.

**Meeting adjourned at 7:25 PM**