

SLPOA Board Meeting Minutes November 2, 2011 Approved January 18, 2012

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Jack Ashley, Steve Hossfeld, Sherry Davis, Greg McCoy, and guest, Ollie Dixon. 7:06 p.m.

Approval of Meeting Minutes

August 24, 2011 minutes. Motion to approve minutes by Steve Hossfeld, second by Sherry Davis. Motion carried.

Treasurer's Report by Nancy Dixon with notes from Gail below.

- Income of \$ 45,420 YTD
- Operating and Capital expenses \$ 32,970.84 YTD
- Checking balance: \$ 28,194.99
- Operating Reserve balance: \$ 20,000.00
- Capital Expenditures Reserve Balance: \$ 5,882.45
- Total on deposit: \$ 54,077.44
- Discussion on phone bill.
- Email from Gail 10/29/2011, "Attached is the Treasurer's Report through October. I will be unable to attend the meeting due to a prior commitment so I wanted to try to clarify a few items on the report.

In October, one homeowner paid off a prior lien that included grass mowing charges, accounting for the \$658 misc income.

In August, we switched insurance providers from Potter and Phillips to BB&T. Two of our policies (general liability and wind and hail) were up at that time making a clean transition. We canceled our Directors' Liability insurance which was not due until January, resulting in a reimbursement from Potter and Phillips of \$283 which we received in October. This looks like we have spent more for Directors' Liability this year but it is merely a readjustment of due dates for the policy. The flood policy was due in September, so we just let that policy continue and switched it over in September. The switch to BB&T has saved us several thousand dollars and we feel that we are getting much better policies and service.

Lawn service in September was high due to hurricane cleanup.

Professional fees were charges for placing liens on the property of the four owners who have still not paid dues for this year. Everything else has been pretty normal."

- Motion to approve Treasurers Report by Jack Ashley, second by Greg McCoy. Motion carried.

Committee Reports

- Long Range Planning Report by Jack Ashley. Making good progress but it has been a slow process. Did get the engineer's certification on the paving for the subdivision. Talked with DOT and determined that it is most likely not feasible to have the State take over the road section outside of the subdivision entrance. We would have to make all needed repairs and bring the road up to State standards before they would consider. The pool report is 95% complete, Kendall is working on the Entrance report and Nancy is working on the Club House report. Jack will get with Ollie to work on the trailer storage area report and looks like we may have to start over with another contractor for the

paving report. Will get the committee back together when all reports are in for editing and final touches prior to presenting the recommendations to the Board.

- ARB – no report by Ollie Dixon

Old Business

- Fire Inspection by Nancy. Since then, Ollie has taken care of everything that was required and mentioned. We are now on annual inspection.
- Update on Dock Complaint by Greg McCoy. Greg – it has been mowed now. Nancy – it was high. If it needs to be cut, let Greg know. The edge is overgrown and can't get the edge cut. Greg will get it mowed when necessary but not set up on a regular schedule. Jack asked about erosion in that area and if Gary was still responsible. Gary is still declarant.
- Website update by Nancy. Stanton Landing.org Demo by Nancy. Anyone interested in looking or buying property can go on website and look at some information. Homeowners need an ID and password to login to get to the additional information for homeowners. Looks great! Awesome!

New Business

- Appointment of Committee by Nancy. Nancy believes that we need to review clubhouse rental policies for member and non-members. Jack asked if our insurance covers non-members. More options to rent. Parking issues and anything else that would come up for an event. Guidelines we have now are not enough. Fee structure needs to be inspected - small groups vs. larger groups. Steve Hossfeld nominated Sylvia Hossfeld, Greg will do parking detail, Sherry all volunteer to be on the committee. Jack suggested looking at other subdivisions' clubhouse rules as a starting point. Example: Deerfield. Options for avenues for income. Logistics need to be considered. Discuss renting an office?
- Appointment of calling committee: email file. Gail and Nancy discussed a calling committee to call every member that we don't have an email for. We could save money on postage. Effort to increase communication. Jack suggests the board divide it up and be the calling committee.

Other Business

- Board of Directors and Election for 2012 - Nancy thinks we need to be thinking of the slate of officers for next year by January meeting. Jack – we need the nominating committee by January meeting. Need new board members. Jack suggests that we bring names to the next meeting in January. Terms that will expire and open up for election: Jack Ashley, VP, Gail Bottoms, Treasurer, Sherry Davis and Steve Hossfeld.

Next Meeting Date: January 11, 2012. Clubhouse at 7:00 p.m. Rescheduled for January 18, 2012.

Adjourned: Motion to adjourn, Steve Hossfeld, second by Jack Ashley. 8:11 p.m.