

SLPOA Board Meeting Minutes November 14, 2012 Final

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Mary Ann Watkins, Tracey Nelson, Sherry Davis, Larry Knain. 7:02 p.m. joined by Greg McCoy 7:06 p.m.

Approval of Meeting Minutes

Board Meeting Minutes October 17, 2012. Motion to approve minutes Larry Knain, second by Tracey Nelson. Motion carried.

Treasurer's Report 1-1-2012 – 10/31/2012 by Nancy Dixon.

- \$ 150 came in the month of October for Clubhouse rental for baby shower.
- \$ 4,832.57 total expenses for October..
- Income: \$ 45,483.50
- Operating expenses: \$ 16,867.05
- Checking balance: \$ 19,010.62
- Operating Reserve balance: \$ 20,000
- Capital Expenditures Reserve Balance: \$ 26,808.70
- Total on deposit: \$ 65,819.32
- Motion to approve Treasurers Report by Larry Knain second by Tracey Nelson. Motion carried.

Committee Reports

- ARB
Nancy asked to get more members – we do have 5 now. ARB Committee Stands: Mat Bottoms, Sherry Davis, Doris Groff, Claire Pisano, Tony Caputo.
Lot # 40 is going to be sold and they are going to build right away.

Old Business

- Long Range Planning letter has been distributed. October 21, 2012. Nancy did not receive any comments.
- New bids for mowing: Precision Curb Appeal LLC, JD Harris met with Nancy and presented everything covered in the bid \$ 5,175 (flowers included). Currently paying 10K / year. River Brother's Lawn \$ 5,233.50 plus cost of flowers. Both bids are licensed and insured. JD Harris sent in 3 references and very professional. Nancy recommends JD. Richard Holcraft has been excellent but we will have to go with another bid. Motion by Mary Ann to go ahead with Precision Curb Appeal bid provided the references check out, second Larry Knain. Motion carried.
- Budget discussions – Gail can adjust the mowing line item on the budget if the references check out for JD Harris. Nancy – this was the only item we needed to finalize the budget.
- ARB update on garden issue: Mat – nothing to discuss at this time.
- Attorney update: Nancy
 1. Gary's UFSLLC using the Clubhouse – pending. Nancy following up on this item.
 2. We can begin collecting dues on Gary's remaining lots.
 3. Use of Common Grounds – Nancy stated email from attorney in regards to dumping of grass clippings on common areas –
Email from Doug Goines was sent to everyone after meeting by email, follows:

From: [Douglas Goines](#)

Sent: Monday, October 22, 2012 12:49 PM

To: [Nancy](#)

Subject: RE: Just a question.

Nancy,

Section 7.3 of the Covenants states that the common areas are to be used for their intended purposes in serving the community. There is no specific listing of these purposes, but I am sure the storage of grass clippings and debris is not among them. In addition, that same section provides that nothing shall be kept on the common areas. Therefore, between those two restrictions, I am sure that depositing grass clippings and other debris on the common areas is prohibited.

M. Douglas Goines, Esq.

Beswick & Goines, PLLC

911 Arendell Street

Morehead City, NC 28557

cbraddy@coastalaw.com

Phone: 252-726-2134

Fax: 252-726-7438

CONFIDENTIALITY NOTICE: *The information contained in this email message is privileged information and is intended only for use of the designated recipient. If you have received this email in error, please delete the original email and notify the sender immediately by email or by telephone at 252-726-2134. Recipient is not authorized to access, read, or otherwise make any use of metadata or other embedded information that may be attached or otherwise accessible.*

- Any more info on Roads: Mat – nothing at this time.

New Business

- The lady that rented clubhouse commented that we need a vacuum cleaner and items to clean up after an event. Motion from Tracey Nelson to give Sherry permission to spend up to \$ 500 for cleaning supplies to include vacuum and mop. Second by Larry Knain. Motion carried.
- January meeting – we need nominations committee for the coming year.

Next Meeting Date: January 16, 2013 @ 7:00 p.m. at Clubhouse.

Adjourned: Motion to adjourn by Tracey Nelson. Second by Larry Knain. Motion carried.
7:34 p.m.