

SOUTHWIND SHORES II H.O.A MEETING

February 9, 2018

PRESENT: John Fortuna (President) **ABSENT:** Laura Hoene (Vice President)

Sharon Boivin (Treasurer)

George Tsoukleris (Environmental Chair)

Diane Kelly (Secretary)

1. Call to Order

- a. John Fortuna called the meeting was called to order at 6:04 p.m.

2. Approval of Minutes from October 20, 2017

- a. Minutes were approved. Motion made by John for approval, seconded by Sharon and passed unanimously by the Board.

3. Officer or Committee Reports

- a. Sharon Boivine, Treasurer, noted that dues were coming in and we are about half way through to the deadline. She does not anticipate any problems. She did bring to the Board's attention that on the contact listing Julie's last name was not noted. John noted that it was Johnsen and it will be corrected.

4. Open Forum

- a. No one from the community attended.

5. New Business and Old Business

a. Action List Update

- i. The audit is ready to be done. At the Annual meeting, Sharon will request two volunteers to help. The volunteers will only be required to go to her house for approximately two hours on a Saturday (or whatever works). John noted he helped the last time and it was an easy process.
- ii. We discussed the necessity of greeting the new neighbors with a gift package which has been done beginning last year. There appear to be new neighbors who have yet to be greeted so this can be done to include the new owners of Lot 75 pending a successful closing scheduled in March.
- iii. Discussed was the issue of securing sand and then help to spread said sand in the common area. George is going to check with our landscaper (Jesse Maxwell) to see if there is someone he can suggest. George will also see about securing delivery in April and recruit volunteers.

b. New Business

- i. John brought up the matter of worker's compensation in the case a person working for our landscaper is injured. He called our insurance company; and it was confirmed that if Mr. Maxwell did not have a Certificate for Liability, we could be sued. Diane contacted Mr. Maxwell and he confirmed he did indeed have such a certificate.
- ii. George has created a three-page Construction Application and Agreement form which must be completed by any lot or homeowner who wishes to build or add improvements. Page one is for the person to fill in with the owner(s) name(s), lot number, contact information, description of

improvement(s), estimated start and completion dates; page two refers to our protective restrictions, covenants and by-laws; page three is the agreement signed by the property owner(s) and Environmental Chair who will note either approval, approval with conditions or disapproved. Any approval with conditions will be spelled out. John made a motion to accept the agreement, George seconded and the Board unanimously approved. This three-page form is attached.

- iii. The Board was approached by a homeowner who wishes to plant approximately five or six trees along the property line between their house and a neighbor's house. John went to see the property to make a determination if there would be any problem. From his report to the Board, there will be no obstruction of views by the planting of said trees. This being the case the Board approved with the condition that the homeowner putting in the trees present to the Board what type of trees and exact placement before final approval is granted.
- iv. In regard to payment of dues, Sharon noted that when there is a sale of home or land, she is contacted by the realtor to be sure the dues are current. Evidently it is then prorated at closing.
- v. The POA packet for the sale of the Hayden property was discussed. After confirming only Lot 75 was sold, the appropriate packet was delivered to the realtor's office for her clients. Sharon suggested that any new monies received from POA Packets be credited to Community Activities. This was approved by acclamation.
- vi. The date of June 9th was selected for the Annual Meeting date. Carl Graves has tentatively offered to help us do a pig roast. We will ask the community to bring desserts plus there will be games for both young and old. The Annual Meeting Notice will be sent on May 1st to all home/lot owners.

6. Next Meeting

- a. The next Board meeting will be Friday, April 13, 2018 at 6:00 p.m. at John Fortuna's house.

7. Adjourn

- a. John Fortuna made a motion to dismiss, Diane Kelly seconded and the Board unanimously voted to adjourn the meeting at 6:46 p.m.

Respectfully submitted,

Diane Kelly, Secretary