

## SOUTHWIND SHORES II H.O.A MEETING

**May 11, 2018**

**PRESENT:** John Fortuna (President)  
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 6:10 p.m.

**2. Approval of Minutes from April 13, 2018**

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

**3. Officer or Committee Reports**

- a. Sharon Boivine, Treasurer, noted she sent all financial reports as our fiscal year ends on June 30<sup>th</sup>. After briefly going over the present budget, Sharon then proceeded to outline the new budget for 2018-2019. The Administrative will be reduced \$200, the BOD Compensation will remain the same, Common Area Drainage has been taken care of so that is now at 0, Contingencies and Donations will remain the same, Insurance has gone up so the budget for that is increased from \$785 to \$865, Legal Retainer is now done and is at 0, Maintenance and Community Activities will remain the same. This will reduce the Budget from \$15,535 to \$11,815 for a savings of \$3,720. This will still retain enough as a buffer in case of unforeseen circumstances should arise while reducing the budget. At this point Sharon asked for a motion to approve the new budget. John made the motion to accept the budget, George seconded and the whole Board approved.

**4. Open Forum**

- a. No one from the community attended.

**5. New Business and Old Business**

**a. Action List Update**

- i. The Procedure Book is being worked on.
- ii. The Community Event is on track and going well.
- iii. Sharon will call for volunteers at our Annual Meeting to do a financial audit. She expects this to be completed between June/July.
- iv. Common Area was cleaned up and residents will be reminded to clean up when they leave.
- v. John will check to see if there has been any change in the shortage of white sand available.
- vi. Welcome packets were delivered to both new neighbors.
- vii. Annual Meeting minutes from 2017 were mailed and then an updated one with financial information was e-mailed to everyone with an e-mail address. A written one was mailed to anyone who does not have e-mail or whose address was invalid.

**b. New Business**

- i. John informed the Board that during their installation, Comcast cut the electric to our entrance signs. As it turns out the electric line is private and therefore was not known/marked. When Comcast tried to shift the "blame" and say they weren't responsible, John pointed out that they never approached anyone in our development asking if there were any lines not marked. After pressing the issue, it was found that there is only one "locator" for six counties that Comcast can use. Therefore, it will take weeks before the lighting will be resumed.
- ii. John informed the Board that there may be a person who will bring up the fact that they feel there should be two off-water people on the Board at all times. The present Board does not see an issue (and one is an off-water member). To our knowledge there have been (a) no problems with the manner in which Board has addressed any issue, (b) having such an Amendment would

stop our members from voting who they feel would best serve, and (c) that it would also divide our community. John will address this issue in an appropriate manner if it arises.

- iii. Another member of SWS2 has requested that they be able to purchase and put solar lights on the Pavilion. During the ensuing discussion it was noted that (a) this could create a legal nightmare if someone should be injured (or worse) and sue the HOA, (b) this could possibly increase our insurance rates, (c) this would create a situation where noise plus the light situation would make those living any around the Common Area unpleasant, (d) lights would also need to be added to light the way to the pavilion, (e) if the noise continues over the allowed "curfew time" who would wish to call the police on their neighbors, and (f) there are people who like going down there at night and watch the sunset and see the stars come out. The Board agreed that as it now stands, we would not vote to have lights added to the Common Area. If the issue arises, it will be addressed.

6. Next Meeting

- a. John will schedule the next Board meeting after the Annual Meeting on June 9, 2018.

7. Adjourn

- a. John Fortuna made a motion to dismiss, George Tsoukleris seconded and the Board unanimously voted to adjourn the meeting at 6:50 p.m.

Respectfully submitted,  
Diane Kelly, Secretary