

## SOUTHWIND SHORES II P.O.A. BOARD EXECUTIVE SESSION

December 7, 2023

Attended: Mike Fennessy (by phone), Teresa Jescovitch, Maryann Ptaszniak, Marty Wade, Tom Ronksley

TOPIC	DISCUSSION
Call to order	Meeting called to order by Teresa Jescovitch at 5:02 pm.
Agenda	Agenda approved without changes.
	All previous minutes stand approved.
	<p>Officer or Committee Reports</p> <p><u>President's report:</u></p> <p>George Tsoukleris, reported to Teresa that there were only people who opposed the motion for removal of the community No Wake Buoy's at the recent LAAC board meeting in October. SWS II was well represented.</p> <p>Kate Horning requested her property plat if available. Teresa did not find it in the association files and Mike confirmed he did not have it either.</p> <p>Linda Mycko, Lot 36, requested the beach steps which lead into the lake in the common area be replaced to reach deeper into the water. Mike Fennessy agreed to look into this project.</p> <p>The picnic tables were delivered damaged to Teresa's home. The funds have been fully refunded to the SWS II community treasurer. If the retailer has not picked them up by Spring 2024, Mike Fennessy agreed to assemble them and place them in the common area.</p> <p>Teresa met with the LACA board and other community presidents. Most of the topics discussed at the meeting related directly to Louisa county associations and property rentals, i.e., VRBO, AirBnB, etc.</p> <p>Board approved Dyers tree service via email to prune trees in the common area. Job completed.</p> <p>Board approved Mr. George Payne vis email to replace all of the rotten pavilion posts. Job completed.</p>

Teresa contacted another dock builder to resolve the current width of the common area docks and they have not returned her calls. Tom volunteered to contact a construction company in Richmond who might be able to help.

An oil spill concern was brought up. She advised to report this event to the proper authorities as our community does not “police” the waters around SWS II.

Septic tank pump-out concerns were brought up to Teresa and were addressed at the last community meeting. The septic systems are generally not under the purview, or management, of the association, however, if anyone on the board notices a septic system leaking or having pungent issues, then please report this to Spotsylvania County.

Treasurer’s report:

Interest income is coming in above projections due to better interest rates on the Live Oak CD @ 5.4% and the Live Oak Business Savings account of 4%.

The Truist money market account interest rate dropped to 2.4% in November and Tom is working with the Truist account representative to see how we can raise the rate.

Membership dues and sinking funds are due March 1, 2024.

The pavilion post replacements cost \$12,740 and was withdrawn from the Reserves for Pavillion Repair line item.

The picnic table refund was deposited back into the unallocated reserves.

Tom paid \$25 for Teresa to join the LACA board.

Community activities are below budget projections.

The bi-annual audit was successfully conducted at Tom’s house by Craig and Kate Horning. Tom shared the audit report findings with the board. The board did not adopt the recommendations as they generally do not apply to the management of such a small association with so few receipts and expenses.

Most of our contingency budget, \$531, was spent on repairing the No-Wake Surfing buoy lighting.

Our community insurance premium is below the budgeted amount for 2023.

	<p>We're \$25 under budget with Jessie Maxwell for mowing and mulching services in 2023 and appears to be in line for 2024.</p> <p>We're a little over budget for maintenance of tree trimming in the common area and \$70 for staining the picnic pavilion.</p> <p><u>Vice President's report:</u></p> <p>No new member welcome packets are needed as the Skillmans packet has already been purchased and still at Mary Ann's home.</p> <p>The annual chili cookoff, coordinated by Michele Borton and the Marlowe's, was cancelled at the last minute due to inclement weather. The supplies they purchased are available for future community socials.</p> <p>The porta john rental with John's Johns is under the budgeted amount. Mary Ann will study the agreement for the 2024 contract. We currently only pay \$85 for 28 day cycle which is well below what our auditors pay.</p> <p>An email was sent to our Landscaper to discontinue services for 2023.</p> <p><u>Environmental report:</u></p> <p>The common area pavilion repair completed in October. It has been cleaned up and dirt spread to prevent water settling next to the new posts.</p> <p>The annual common area cleanup on November 4<sup>th</sup> went well. It included staining the pavilion trim and cracks filled in the concrete pad.</p> <p>Lot 54 and 57 construction requests have been approved via email in October.</p> <p>The Lot 56 concrete construction request was approved by the board to extend the back patio and driveway on side.</p> <p><u>Secretary's report:</u></p> <p>Lot 56 email address was recently corrected on the contact list and sent to the board.</p> <p>The contact list will be sent to the community shortly after this meeting.</p>
Adjournment	<p>The meeting adjourned at 5:43PM.</p> <p>Next meeting is scheduled for Thursday, April 11, 2024, 5:00PM, at the pavilion.</p>

