

Russell Bayou Homeowners Association
Board of Directors Meeting
July 30, 2014
Minutes

Board Members Present:

Jackie Winkelman
Dee Ferguson
Harold Speir
Eric Winans
Howard Sandusky

Others present:

Ray Etheridge, Association Manager
Cheryl Kelley, Association Manager
Tim Bennett
Fred Winkelman

Call to Order:

Jackie Winkelman, President, called the meeting to order at 6:00 P.M.

Approval of Minutes:

Dee Ferguson made a motion to approve the Minutes from January 22, 2014. Eric Winans seconded this motion, which passed unanimously.

Financials:

Ray Etheridge presented the financials for period ending July, 2014. The reserve transfer has been made for the year. The association Operating Balance to date is \$28,758.13. The Reserve Accounts/Road Fund balances are \$38,033.03 in Money Market Account & 52,898.43 in CD. Receivables/Assessments collected in July were \$1695.00. Insurance was paid.

City of Gulf Breeze has been called to check on water bills; they informed EPM that water bills are forthcoming.

Motion made to approve accounting for July by Howard Sandusky, Dee Ferguson 2nd, passed unanimously.

Receivables: Letters and Statements have been sent to all homeowners with a balance due. There was discussion regarding the Aged Receivables, there are eight (8) liens currently filed by Russell Bayou HOA, of those eight, six of them owe from 1,238.00 to 3,208.00. The Boards ask Mr. Etheridge about the process for filing on late dues. Mr. Etheridge stated that liens have been placed on all of the lots/homes that owe over 1 year+. Letters and Statements have been sent to all homeowners with a balance due. It is the boards' decision on how to proceed.

Options are to keep liens filed as they are now, (HOA Claim of Liens are effective for 5 years). Board may hire an Attorney to file for foreclosure, 1st requires 45 day **Notice** from attorney, and then if not paid, proceed with filing. Harold Speir made a motion for EPM to send Certified Letters to homeowners owing over \$1000.00 giving them 30 days to pay or Association will begin foreclosure. Jackie asks to Table Motion for further discussion in New Business.

Old Business:

Landscaping; There was discussion regarding the grass being cut back further in the right of ways, on paths, general cutting concerns and lights being damaged in the entry way. Harold

Speir offered to speak with the current landscaper, Adam Duce, and let him know the concerns of the board.

Accent Lights at Entrance; Etheridge Property Management will call Quigley Lighting to repair lights at Entry.

Shed Request; Danny Stegall 16264 Atoll Drive: Mr. Stegall is asking for Waiver from the Board regarding the placement of Shed in his backyard. Mr. Etheridge will contact Keith Johnson for confirmation & clarification of placement of shed, and let the board know decision.

New Business:

New Construction Approval for Lot 27; 16261 Tarpan

Jackie asked Board to look over plans, only question board had was to assure that the home would meet the square footage requirements, EPM to confirm that the home meets the minimum requirements of 2600 sq. ft. for waterfront homes. Howard Sandusky made a Motion to approve as long as the sq. footage is met, Harold Speir 2nd all approved unanimously. (The square footage is 2865)

Aged Receivables:

Discussion continued, Howard asks regarding Attorney that EPM currently uses and costs? Coastal Law Group, Stephen Lowery, Cheryl with EPM will get costs for services and report this back to board. Ray Etheridge stated that the approximate cost would depend on the extent of services and how long it would take to foreclose, cost could range anywhere from 1200 to 2000.00+. Fines, Late fees and Attorney Fees are paid back to the Association 1st before dues are applied, but there would be upfront cost to the Association for filing.

Continue of Tabled Motion from Mr. Speir, Motion is "Board ask EPM to send Certified Letters to homeowners owing over \$1000.00 giving them 30 days to pay or Association will begin foreclosure", Eric Winans 2nd the motion, approved unanimously. Letters will go out immediately.

New Gate Proposals:

Jackie informed board that she had recently attended a meeting regarding Innerarity Island (II) Gate; II is in discussions also regarding upgrade of current gate, closing of Gate, and removal of speed bumps. Jackie offered to go to next II meeting in order to get more information on the gate improvements for II.

Howard Sandusky presented New Gate Bids for Russell Bayou Entrance.

There was discussion regarding other communities with operating gates, how they work, & value a gate may bring to RB in regards to safety, trespassers, and property values.

Howard informed board that this was a beginning point, and a good start for discussion.

All were in agreement that a RB gate at the entry was a good idea, just many details to work out in regards to the type and day to day operations of the new gate.

Howard said that the cost from both proposals were approx. the same, around \$20,000.00.

Ray Etheridge agreed that there are other companies out there and recommended RB get more bids. There was some discussion as to the cost of placing a guard at the gate.

Harold asks Jackie to inquire with Innerarity Island if they may be interested in placing guard at gate. Overall consensus was in favor of New Gate and/or better security measures were needed. Board is willing to pursue this further.

Dee Ferguson made a motion to Table discussion until more information is obtained.

Vehicle Registration: Jackie discussed with the Board the need for proper vehicle identification and the benefits of registration of vehicles in order to identify who belongs in the neighborhood. It was decided to wait until the Gate Issues are addressed and then implement registration/Identification stickers on Vehicles

There was no further business and the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Cheryl Kelley
Etheridge Property Management