

***Russell Bayou Homeowners Association  
Board of Directors Annual Meeting  
June 4, 2016  
Minutes***

**Call to Order:**

Jackie Winkelman, called the meeting to order at 10:00 A.M.

**Owners Present:**

The role was called and proxies Certified. There were 18 owners present and 5 proxies on hand for a total of 23 lots represented. A quorum was not established for the meeting. Owners present decided to proceed with the meeting.

**Approval of Minutes:**

Harold Speir made a motion to approve the minutes of the 2015 meeting. Jackie Winkelman seconded motion passed unanimously.

**Financials:**

Cheryl Kelley, Etheridge Property Management, discussed the financials for the year. Association ended the year with \$43,394.53 in the operating account; \$38,050.09 in the Money Market account; \$53,173.83 in a reserve account CD. 2015 total revenues are \$134,618.45.

2016 Budget was reviewed.

Receivables discussed, 2 accounts that are in arrears, one currently with attorney, Liens is filed. All other accounts with past due balance for this year will be sent "Notice of Lien". Statements sent to all accounts with balance on 3/23/16.

**Report of Officers:**

Howard stated that the board would like to bring a proposal to the homeowners for installation of Private Entry Gates. Discussion among all present, all positive, look into this further. Howard suggested a gate committee, noted goal is **not** an assessment of owners for the gate expense, funds would come from operating. Gate committee volunteers:

Bryan Weil, Robert Bennett, Howard Sandusky, Harold Speir, Joe Furiate & Fred Winkelman. Estimate of Costs to be obtained and a Special Meeting will be called in the near future.

Howard stated projects in planning stages for next year will be; street ribbon curbs and man holes/drain cover cement upgrades.

Sherriff Monitoring Discussed, Escambia County Dep. Off duty officer cost \$27.00 per hr. 4-hour minimum.

Community Cleanup day suggested.

Covenants Enforcements discussed, Boats in view, not behind fence, need to be stored out of site, in garage or store off property, as per RB CCR's.

**Board of Directors:**

Eleven homeowners may serve on the Board of Directors.

The Board also acts as the Architectural Review Committee.

Jackie ask for any nominations from the floor. Dennis Losh nominated. The current Board of Directors all agreed to serve on the board for next year. The list below is the Board for 2016-17.

Jackie Winkelman  
Dee Ferguson  
Keith Johnson  
Steve Burand  
George Thornton  
Howard Sandusky

Dennis Losh  
Harold Speir  
Jeff McCaskill

These nominees were elected by acclamation.

**Adjournment:**

There being no further business, Harold made motion to adjourn, Jackie seconded, the meeting adjourned at 11:10 A.M.

Respectfully Submitted,

Cheryl Kelley  
Etheridge Property Mgmt.