

***Russell Bayou Homeowners Association
Board of Directors Annual Meeting
June 07, 2014
Minutes***

Call to Order:

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

Owners Present:

The role was called and proxies Certified. There were 13 owners present, representing 17 lots and 12 proxies on hand for a total of 29 lots represented. A quorum was not established for the meeting. Owners present decided to proceed with the meeting.

Approval of Minutes:

Mr. George Thornton made a motion to approve the minutes of the 2013 meeting. Mr. Danny Stegall seconded this motion which passed unanimously.

Report of Officers:

Jackie Winkelman reports it was a quiet year for the most part. One new home currently being constructed on Tarpon Drive. After recent flood Russell Bayou did have some street flooding, but fortunately no homes were damaged or flooded. Drainage in the roadways worked well, the coverts and drains were maintained this year. There was a brush fire between the pool on trail area & Winkenman's home, we were very lucky the fire department responded quickly.

Financials:

Ray Etheridge discussed the financials for the year. The reserve transfers were made which are allotted for the road maintenance. The Association ended the year with \$13097.28 in the operating account; 27,668.93 in the Money Market account; and \$52,593.30 in a reserve account CD. 2013 total revenues are \$93,359.51.

Harold Speir said we are on target for Reserves Funding for Roads, Jackie agreed.

Ray discussed the Receivables, we have 4 accounts that are substantially in arrears.

Howard Sandusky ask Ray our options to collect. We can file a personal judgement, or proceed with foreclosure, there are attorney fees up to approx. 2000.00 that would be expense of Association until homeowner pays. It will be up to the Board as to how they would like to proceed. There are liens filed on these homeowners. All other accounts with past due balance for this year will be sent "Notice of Lien".

Board of Directors:

Jackie stated that 11 homeowners may serve on the board. Currently we have 8. The Board also acts as the Architectural Review Committee.

Jackie ask for any nominations from the floor. George Thornton was nominated from the floor. The current Board of Directors has all agreed to serve on the board for next year. The list below is the Board for 2014.

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

Eric Winans
Harold Speir
Jeff McCaskill

These nominees were elected by acclamation.

Discuss Fixed Date for Annual Meeting:

Ray stated that a homeowner had suggested a fixed date in June for the Annual meeting.

After a brief discussion, it was decided that the Annual Meetings will be held on the **2nd Saturday in June.**

Open Forum:

Dianne Ferguson spoke regarding her concerns about Smoking at the pool.

After a brief discussion it was decided that Smoking will not to be allowed at pool.

Etheridge Property Management will have signs made and posted asap.

Jackie noted that you may use the same key for the pool and tennis courts.

Ray, Etheridge Property Mgmt. noted that the tennis courts are scheduled to be power washed. If you see someone trespassing at Pool or anywhere in the Russell Bayou Property, call the **Escambia County Sherriff Dept. 850-436-9620.**

Owner Information Forms were mailed with the Annual Meeting notice.

We are in the process of updating owner information and establishing an owner e-mail list. Forms are available at Etheridge Property Mgmt. office.

Kristi McClellan ask about the Water/Sewer Contract- Jackie reported that The City of Gulf Breeze has signed a contract with Escambia County, and The City of Gulf Breeze now handles the water/sewer for Russell Bayou and Innerarity Island. There have been some upgrades by City of Gulf Breeze. A possible Special Assessment from the City of Gulf Breeze may be forthcoming to the homeowners.

Several owners mentioned the water pressure has been low, there was a Break on Causeway that was repaired, and pressure seems to be low since the break. Etheridge Property Mgmt. will check on this.

Parking in the Street on a regular basis is not allowed.

Hurricane Evacuations- Russell Bayou is in the Mandatory Evacuation area.
Access is cut off, so you must evacuate.

Security in Subdivision was discussed. Howard Sandusky said people are coming into the cul-de-sacs at night, fisherman are using RB roads to access the beach to fish.

Discussion for a new Security Gate at RB entrance was discussed.

There was some discussion regarding access for prospective buyers, (realtors could call for access code)

George stated that it would improve Property Values. Currently RB has a 21% expense paid to Innerarity Island for Gate Expenses.

Suggestion made by Harold Speir for Howard Sandusky to inquire about a Security Gate at entrance to Russell Bayou. Howard agreed to look into new gate, to be presented at next Board Meeting.

Current Property Values were discussed.

Boat Docks on Tarpon- There are specific requirements. Water Survey/Permits required. Keith Johnson w/ Wetland Sciences & Board Member can help with permits and what is required.

Adjournment:

There being no further business, Jackie made motion to adjourn, Steve 2nd, the meeting adjourned at 11:00 A.M.

Respectfully Submitted,

Ray Etheridge