

These minutes are an unapproved DRAFT. They will be reviewed at the 2017 Annual Meeting and are subject to change.

SPINNAKER COVE HOMEOWNERS ASSOCIATION

Annual Owner's Meeting

November 19, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Sherry Moore
Lisa Harding
Laurie Rodgers

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Liz Hester
Dusty Rhodes
Dave McChessney
Casey Bobe (S.Corp)

CALLED TO ORDER:

The meeting was called to order by Sherry Moore at 5:30 p.m.

APPROVAL OF MINUTES:

Laurie made a motion to approve the Minutes from the May 26, 2016 meeting. Lisa seconded. Motion passed unanimously.

FINANCIALS:

May 2016 financials were presented by Cheryl Kelley.

Receivables & outstanding balances and credits were discussed; some owners have a credit balance. 1 account over 90 days delinquent, turning account to attorney, Coastal Law Group.

OLD BUSINESS:

A. Landscaping:

Sprinkler repair needed by #31, Cheryl will place a service order
Crain landscaping missed a week of service and the invoice will be credited.

B. Common Areas:

Block Fence Repair

Estimate from Larry Bellamy Contractor for Cement wall repair \$750.00, Laurie made a motion to approve the estimate, Lisa seconded, all approved unanimously.

Driveway asphalt Repairs/Paving/Drainage

Board discussed drainage issues during heavy rains and possible causes; Fence/Wall drains, County road changes in the past, pipes/drains under the driveways. Long range planning was discussed, need to find out the cause and solution, if budget would allow, an engineer may be needed to help figure out the cause, before a plan of action may be made.

Asphalt Repairs/Paving estimates to be obtained after best decision made on ways to solve drainage, it was agreed the drainage issues should be addressed first.

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Parking: There was discussion about guest parking, owners should park vehicles in garage or in driveway, and the parking area in front of dock should be for guest/overflow parking. Any other vehicles, RV's, Jet Ski, & Boats, must be stored off property, unless they fit in owners garage.

C. Rules & Regulations: Unit Building/siding/ balcony Maintenance

Violations letters are being mailed to inform owners who are out of compliance with property maintenance.

Resident Agreement is being developed & will be mailed and emailed to owners in the hopes that all will comply with the Rules and Regulations that are in place. Long range plans are to update the Rules & Regulations/Guidelines for Townhome upkeep and common areas.

Board is working hard to ensure the property owners are happy and property values are maintained and increased, therefore the Resident Agreement will be distributed.

D. Architectural Review Board

Cheryl has checked with attorney, as stated the ARC vote for approved colors in 2012, vote was valid.

E. Violations Enforcement/Grievance Committee

Cheryl informed the board of proper violation procedure. Letter of Violation sent to owner with reasonable Cure time, if no Cure, 14day notice to correct, with opportunity of an owner's hearing with grievance committee in fairness to state case. If owner desires, a hearing will be scheduled.

Grievance committee may only exist of owners that are non-board members, 2 to 3 owners needed.

Any owner (non-board member or relative of board member) Board is requesting 203 volunteers

NEW BUSINESS:

A. Submerged Land Lease: Check with Pat Parmley, Check on Renewal 3/2015.

OTHER BUSINESS:

Sea Wall/DEP Requirements: There has been incident reported of an owner placing rock/making changes along sea wall.

The Sea Wall should not be disturbed as this is under DEP guidelines, permission must be granted by DEP to make any changes in this area.

From DEP:

If the bulkhead or seawall is part of a stormwater management plan, is not related to a single family residence, and contains impervious surfaces, stormwater treatment, or affects the flow of surface water beyond certain thresholds (See Applicant's Handbook or Basis of Review document for your water management district), **stormwater review will be required.** Preapplication meetings are highly recommended for all projects requiring stormwater review.

ADJOURNMENT:

The meeting adjourned at 6:40 p.m.