Russell Bayou Homeowners Association
Board of Directors Annual Meeting
June 2, 2012
Minutes

Call to Order:
Steve Burand, president, called the meeting to order at 10:07 A.M.

Owners Present:
The role was called and proxies Certified. There were nine owners present and twelve proxies on hand for a total of 21 units represented. A quorum was not established for the meeting. Owners present decided to proceed with the meeting.

Approval of Minutes:
Mrs. Cutaio made a motion to approve the minutes of the 2011 meeting. Mrs. Sheralee McKim seconded this motion which passed unanimously.

Steve reported on projects that had been done and are being worked on since our last meeting. New pool furniture was purchased last year to include a table, chair and an umbrella. Also our sign had been repaired and letters replaced. Steve also reported that entrance lighting is being worked on and there is a proposal that will be discussed later in this meeting to approve installation of new lighting. Also there is landscaping to be done at our lift station which has been approved by the board and once the lighting is installed at the entrance landscaping will be improved there.

Ray reported that there has been some vandalism at the pool recently. He asked that if anyone suspicious is seen, please call the Escambia County Sheriffs Department at 436-9630 immediately to advise them of any vandalism problems at the pool. Ray was also asked to have the lights in the pool and on the deck looked at because some are not operating properly. A suggestion was made to have a motion light be installed so that anyone entering the pool area after hours may trigger the light. This would let the neighbors know someone has entered the area and they should call the Sheriffs Department accordingly. It was also suggested that a lower latch be installed on the pool gate to make it less susceptible to damage.

Financials:
Ray Etheridge discussed financial statements for 2011. Expenses were reviewed and Ray pointed out that collections are showing over budget by $4997 at the same time assessments were written off by the amount of $5302 as bad debt. Most expense items are under budget for the year, with the exception of general maintenance which is over budget by $3300. The cost of repairs and new letters for the sign cost $2400 was charged to this category. Ray also pointed out to the owners that reserves for roads is

on schedule and there is a total in the reserve account now of just over $57,000. Two expenditures had been taken from the road reserve, one for concrete ribbon repair and one to reimburse the Innerarity Island Association for a portion of paving of Innerarity Point Rd.

Board of Directors:

The current Board of Directors has all agreed to serve on the board for next year. There were no other nominations from the floor and therefore this ballot is approved for the 2012 Board of Directors.

Steve Burand
Robert Randall
Jackie Winkelman
Keith Johnson
Jeff Cutaio
Harold Speir
Dee Ferguson
Jeff McCaskill
Howard Sandusky

Landscaping/Lighting:

The owners again discussed the lighting at the entrance to Russell Bayou. This new lighting if approved would be for nine new LED lights, one on each of the palm trees at the entrance and six to light up the signs. This would make it easier to find the entrance into Russell Bayou after dark.

Steven informed the owners that the Board had looked at this proposal prior and decided that they would rather pay extra funds to bore under the road rather than cut the road which would then cause repairs. The total cost of this project to include boring under the road with electrical lines is $5100. Quigley Electric is still working on obtaining a lower price to bore under the road but currently the best price they have is included in the $5100 estimate. Ray answered several questions regarding this proposal. Mrs. Primeaux made a motion to approve the new lighting at the entrance; this motion was seconded by Harold Sandusky and passed unanimously.

Jackie Winkelman discussed a possible pier for the association. This has been discussed previously but no action has been taken at this point. Jackie Winkelman suggested this pier be built off to the south of the pool, a common area and an area that the pier could be built in deep water. The pier would not be for docking but for loading or unloading small boats such as canoes, or to load or unload passengers. Ray was asked to check into the cost of the pier and discuss with Keith Johnson the possibility of permitting. Jackie also pointed out that the pier would probably need to be paid for through a special assessment. Ray was asked to check the path area to the south side of the pool to be sure that it is open.

Also, Ray was asked to call Adam Duce and have him clean out the fence around the tennis court.

The entry gate to Innerarity Island was briefly discussed that there are still some easy numbers programmed. Ray will call All Tech and again have the easy numbers taken out so that anyone can just punch in a series of numbers and hit on one that would open the gate.

Ray was also asked to look at the street signs because some are beginning to peel and fade. He was asked to get prices to have these signs repaired.

Adjournment:
There being no further business the meeting adjourned at 11:00 A.M.

Respectfully Submitted,

Ray O. Etheridge