

SMUGGLERS COVE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Minutes of April 10, 2018

BOARD MEMBERS PRESENT

Lisa Rogers
Lori Bodie
Carla Encarnacion
Scott Hinton

OTHERS PRESENT

Alejandro Perez
Chris Gruhlke
Bessi Vest
Marilyn Thompson (EPM)

Call to Order:

The meeting was called to order by Lisa Rogers at 6:02p.m.

Approval of Minutes:

Lisa made a motion to suspend the approval of the minutes of the January BOD meeting due to not having those available at the time of the meeting Carla made a motion, Lori seconded, and the motion passed unanimously.

Financials: Marilyn Thompson presented the March 2018 financial report.

Marilyn reported that the finances were operating under budget at \$1431.27 for the month and \$ 966.94 over budget for year to date. Marilyn also covered the balance sheet and the General Ledger which reflects monies in, monies out. Aged Receivables were not discussed as there were owners present during the meeting.

The Special Assessment update was provided by Marilyn invoices and letters had been mailed out by Etheridge with upcoming due dates of May 4, 2018 and June 4, 2018

Any further discussions regarding Gagne or other legal topics were table until a meeting with Tom Proctor, (APC) could be completed.

Carla made a motion to accept the March. financials, Lori seconded, all approved.

OLD (FORMER) BUSINESS:

- A. **ARC: Lot 59 Status:** Carla has no new updates on the ARC dispute.
- B. **Legal: CC&R Rewrites Status & Revitalization-** Tabled items until more information is gathered with Tom Proctor.
- C. **Events: Spring Clean-up:** Scheduled for Saturday, April 21, 2018 from 9am to 1pm. Lisa lead discussed on cost associated with all elements being consider in regards to Roads & Drainage, Landscaping, Lighting, Pool and Clubhouse totaling \$1081.68
- D. **Spring Fling Neighborhood Party:** Scheduled for Saturday, May 19, 2018 from 2pm - 4pm. There is no contingency date in the event of inclement weather. Budget was

discussed for entertainment with Nick Andrews at a cost of \$125. Lori will buy all meats, condiments and buns needed for the food.

NEW BUSINESS.

- A. **MSBU: Will be tabled until late October 2018**
- B. **Landscaping Committee:** Carla brought up that S & S Landscaping isn't cutting the common area next the fence. Lori will speak to them regarding the issue.
- C. **Owners and Guests - Use of neighborhood amenities without owner present:**
Lori suggested coming up with pool rules to pass along to homeowners, renters and guest in an effort to keep the community picked up during the busy summer season. Mrs. Dalton has requested to use the grassy area by the clubhouse and tennis court for a family gathering. The board approved with a 25-non-refundable fee, and a signed loss damage waiver that Marilyn will locate and provide to the board.
- D. **Fines Procedure- Violations**
Scott discussed the procedure for fines as related to violations within Smugglers Cove. Marilyn explained that the first notice is typically a courtesy notice, followed then by a Second notice that has a stronger verbiage as it relates to covenants. The third and final notice is sent out that demands compliance and resolve the violation issue.
The board agreed that there should be a clause included in the first notice that the board would like to meet with the owner to discuss any remedy's that maybe available to assist the owner with a resolve the violation.
- E. **Welcome Letters & Directory:** Carla suggested that the board come up with a welcome letter for all new homeowner to Smugglers Cove that would give them a copy of the covenants, payment options available and other helpful information. Lori will be designing a Community directory that she will put all to all owners with up to date contact information and emails. Marilyn will provide an up to date owners list.

Lisa made a motion and Scott seconded, and the motion passed unanimously.

Next Board Meeting date set for: July 10, 2018

Meeting was adjourned at 7:08pm

Respectfully Submitted,
Marilyn Thompson