

Russell Bayou Homeowners Association  
Board of Directors Meeting  
February 2, 2015  
Minutes

Board Members Present:

Jackie Winkelman  
Dee Ferguson  
Keith Johnson  
Eric Winans  
Howard Sandusky

Others present:

Cheryl Kelley, Association Manager  
Tim Bennett  
  
Fred Winkelman

**Call to Order:**

Jackie Winkelman, President, called the meeting to order at 6:00 P.M.

**Approval of Minutes:**

Dee Ferguson made a motion to approve the Minutes from July 30, 2014. Howard Sandusky seconded this motion, which passed unanimously.

**Financials:**

Cheryl Kelley presented the financials for period ending January 2015. The reserve transfer has been made for the year. The association Operating Balance to date is \$47640. The Reserve Accounts/Road Fund balances are; Money Market Account are \$38,038 & CD balance is 53,173. Motion made to approve accounting for January by Howard Sandusky, Dee Ferguson 2nd, passed unanimously.

**Old Business:**

**Receivables:** Statements have been sent to all homeowners with a balance.

Cheryl stated that of the eight owners sent demand letters five paid. Receivables balance is down considerably from September to December, 2014.

Lot 9 Blk. H has paid assessments through Coastal Law group in December 2014, requesting to be forgiven for the interest due on the account. Balance of Interest due is \$1500.00. Dues for 2015 have been paid. Dee made a motion to forgive half (1/2) of the interest due \$750.00, Howard seconded the motion, all in favor.

**New Gate Proposals:**

Jackie informed board that she had attended a meeting regarding Innerarity Island (II) Gate; II is in discussions also regarding upgrade of current gate. Board discussed ideas for Russell Bayou to install gate at RB entry, cost is approximately \$19,000. Ideas were discussed such as; guarded gate, virtual system, Jackie stated that she would do more research on new gate upgrades and systems available.

**New Business:**

**Grant of Variance for Bennett-16267 Tarpon Drive, Lot 26 Blk H:**

Plans were approved by board. As built survey, although the home is on pilings the covered porch encroached into the side set back line of the lot. Request for Variance. Jackie has a copy of the Variance for signature. Dee made a motion to accept the variance, Howard seconded, all in favor.

**Cutting of the Wetlands 16183 Tarpon Drive, Lot 40 Block H:**

Board discussed the cutting of the wetlands, owners have been contacted. Howard stated that the contractor from Milton had a general permit. The issue is the conservation easement, Notify owners of the offense. Keith will contact Cheryl tomorrow and give her proper agencies take care of notifying owners also.

**Water System Updates ECUA:**

Board discussed the updates for the water system and the needs for Russell Bayou being different from Innerarity Island HOA. Ideas were to possibly negotiate for RB separately, retain an engineer for RB.

**Other Business:**

Future improvements discussed:

Curb/Apron Road Repairs, Tennis Court Repainting, Neighborhood Watch.

There was no further business and the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Cheryl Kelley  
Etheridge Property Management