

HOA Meeting Minutes

Schieveling Plantation Homeowner's Association, Inc.

7:00 P.M. Thursday October 17, 2013

President Linda Spates, VP Kelly Widner, Treasurer Jim Hughes present. Secretary Becky Crosby was absent, Kelly took minutes.

Welcome: Linda Spates welcomed everyone. Joe Lucas was welcomed to the neighborhood. Joe and his wife bought the lot at 430 Rhett Butler and plan to build a home.

Minutes: Kelly Widner read the minutes from May. No changes; approved.

Committee Reports: Carolyn Hughes, Chair

1) Grounds : Carolyn was absent. Wayne Spates reported that Pest Free had put exclusions in to prevent critters from going under the Clubhouse. Wayne put in extra pieces of metal to insure the success of the critter excluder.

2) Maintenance : Wayne Spates reported the hvac systems had needed major repairs, which came without guarantee. The board opted to install new systems, which was done by A-I HVAC following a bidding process. The irrigation system was repaired, with a recommendation that rain sensors be explored for the irrigation system. Wayne stated the the kitchen and lattice around the clubhouse need to be painted. *NOTE: it was later discovered that we do have a rain sensor, however it was broken and was repaired and reinstalled.*

3) Pool Committee: Liese Barthelemy reported that all went well during the summer. She is looking to replace some chairs and the clock for next season.

4) ARB: In the absence of Chair Spencer Nash, member Bill Thornby reported that the ARB approved a tree removal by a Homeowner. Also, approval was given to Joe Lucas for the removal of some trees on his building lot at 430 Rhett Butler.

5) Social/ Hospitality: Denise Bishop and Joann Noga reported the fall Festival and chili cook off is planned for October 12, rain date being on October 13. They

are getting information on an in-ground charcoal grill which would be placed near the clubhouse. The holiday party dates are set: December 14 for the adult party; December 15 for the children's party. More details will be sent out later and placed on the website.

6) Welcoming/Clubhouse : Linda Spates reported four sets of welcome packets went to new residents. An update of the neighborhood directory will be completed by December. There is one confirmed Dec. rental.

7) Treasurer's Report: Jim Hughes, Treasurer presented the proposed 2014 budget. Only one person has not paid HOA fees this year. The major expense for the year has been the purchase of the heating and cooling systems. Jim Hughes recommended that the contingency should be increased to \$25,000 due to the fact that deductible for the replacement/repair of the clubhouse due to a hurricane is \$25,000. There was some discussion of the proposed budget. Wendy Ketchum moved that the budget be accepted. Jan Mele seconded the motion. The budget was then voted to be accepted.

Old Business: There was none.

New Business:

First Item: a suggestion from a resident about putting backyard fences for homes that back up to the marsh. In fact, according to the covenants, marsh lot owners are not allowed to put up fences. The recent sightings of alligators, armadillos, and other wildlife was discussed, with some safety ideas.

Second item: A presentation by Aleksandra Wiszynski concerning the covenants and infractions against them that have been occurring in the neighborhood. Some of these reported by Ms. Wiszynski have been interpreted by the board not to be infractions, for example the use of a truck tag. Ms. Wiszynski stated that all should read the covenants to minimize infractions.. Ms. Wiszynski was asked to chair the compliance committee to which she responded that she could not due to her frequently work travel. She stressed again that all need to read the covenants.

A motion was made to adjourn by Wendy Ketchum. Denise Bishop seconded the motion. All voted to adjourn.