



Meeting Minutes
December 12, 2024
7:30 pm at the Clubhouse

I. Call to Order

The meeting was called to order at 7:35pm

II. Roll Call

President: Lee Larner II - present

VP: vacant

Secretary: Thomas Senatore - present

Treasurer: Sharon Williams - present

Director: James Hamilton - present

III. Reading and disposal of unapproved minutes.

The minutes from the November meeting were approved as read.

IV. Presentation of Reports

A. Treasurer's Report - submitted and approved as read, & attached.

B. Directors' Report

C. Committee Reports

V. Unfinished Business

A. Approval of 2025 Budget

1. The budget @ \$75.00 per month was not approved after much discussion. The homeowners present felt that it should be placed at \$78.00 per month to allow for pool resurfacing and other items that still need to be upgraded. Much discussion occurred with the residents present at the meeting.
2. There was a Motion by Tommy, seconded by Sharon and all approved to increase the 2025 Assessment to \$78.00 which would leave excess

proceeds in the working budget.

D. Lot #176

1. The situation with the homeless and vagrants arriving at all times of the day and night is still continuing, even blocking the road at times preventing others from accessing their property.
2. Presented a copy of the PreSuit Mediation filed against the owner and waiting for his response.

E. Small Claims Court Proceedings against Brad Cornelison for selling us the stolen Pergolux. Paperwork is being completed to file with the Lee County Clerk of Courts.

VI. New Business

F. Revocation of privileges.
32A, 43, 55, 76A, 136A, 151A

G. Replacement of the Pan Roof Shade Cover in the pool area

1. 42' X 14' for approximately \$12,000.00 by Noble Aluminium
2. It was decided to move forward with this project.

C. James mentioned that we need to order 2 rolling trash cans & a dustpan & broom for \$182.00 from WalMart.

1. The motion was made by James and seconded by Sharon and all were in favor to move forward with the Purchase.

VII. Adjourn - The meeting was adjourned at 9:12 pm

VIII. Open forum.

Much discussion continued regarding the following topics:

1. The need for the assessment to increase to \$78.00 per month.
2. That the pool needed to be resurfaced in the near future.
3. Something needs to be done to correct the situation occurring with Lot 176.