

Lexington Place POA Meeting Agenda
Monday, March 18, 2018 at 7:01
Best Western Plus

- Meeting called to order
 - Hector
 - Don
 - Donald
 - Steve
 - Coriane
 - Marshall
 - Lawrence
- Treasures Report
 - Pool fence paid which leaves us with 13,503 variance
 - Lawyer cost \$250/hr plus expenses for majesty court for breech of contract
 - No time set during court date
 - Garnish wages if it gets to court
 - Demand letter will begin for homeowners that are not up to date on their dues for the last two years.
 - 7 letters (5 homeowners) will be getting demand letters
 - Coffee electric was sent for \$3000 for new street light in cul-de-sac was sent out today (not in 13k variance for February)
- Old business
 - Temporary lock still in – still waiting on new locks to continue
 - Pond leak no update – waiting for it to leak down
 - Google Docs to keep track of letters given out for violation fees and leins
 - Grass carp – waiting for guy to call back
 - Coastal haven't heard from us for the sulfur to fix the pH (\$190) and landscaping
 - At&t increased bill so we have to call even though we
- New Business
 - New regulations to get the pool open will cost at least \$654.74 and will delay pool opening until further notice.
 - Pool signs
 - Need occupancy
 - Safety ropes & hooks
 - Life ring
 - Life ring hook
 - Throw rope
 - First aid kit
 - Test kit solutions
 - Sight glass
 - Flow meter 4"
 - Main Drain certificate within 5 years.

- Invoice April 5, 2017 so we should be ok
- Public notice covenants and fines are going out on April 1st
- Chris to treat ponds
- Pond pump on right isn't working
 - Possibly clogged
- Next meeting April 4 at 6:30pm

Lexington Place POA Meeting Agenda

Monday April 9, 2018 @ 6:30 PM

The Best Western Plus

I. Call the meeting to order

- Scott
- Steven
- Don
- Randy
- Hector
- Peer B.

II. Treasurers Financial Report

1. Status on annual dues, liens and anything else the treasurer deems important.
 - a. \$601 underbudget before electrical, pool, etc.
 - b. 18 properties still not paid
 - c. 2 unpaid from 2015 & 2016 have agreed to monthly payments ☺

III. Old Business

1. Completed:
 - a. Electrical work at front entrance by Coffey
 - i. Lights aren't working. We are hoping that photocell is broken
2. Update on pond fountains and video camera (Steve)
 - a. Chris – next week should be coming now that electrical is done.
 - b. New pumps and spray will look good!
 - c. 360-security will be out soon to upgrade our security system.
 - i. Tent will be out by the front gate to advertise for homeowners interested in extra security.
3. Update on quotes on front entrance for stucco/gates/electrical
 - a. Coffey for electric: ~\$700 probably not going to go with them
 - b. Get quote on Certified electric – Hector
 - c. The POA is responsible for the electric, not replacing the stucco and gate destroyed. That will be covered by the insurance company of the driver.
4. Pool is open, on checking pool daily do we want to do it or pay someone
 - a. **NO DOGS ALLOWED IN PUBLIC POOLS!!!** Want to get closed down and not have a pool?? NO DOGS. NO GLASS. PERIOD.

IV. New Business

1. Add new straw at front entrance, tennis court and finish by the pool
2. Flowers by the flag pole the middle of the month the flowers get in season.

3. Water leak at faucet at the rear of guard house (called Costal)
 - a. W&S needs to let us know how to shut off the water.
4. Another new house being built by Moxley in phase III.
5. NEIGHBORHOOD YARD SALE: May 12, 2018 – Please spring clean and get things ready to be sold!!
6. Now that it is spring time, please make sure that you are taking care of your yard.
 - a. Grass cut & seeded (make sure that you don't have a dirt yard please.
 - b. Trees & bushes trimmed
7. Home update Approved for Patriot Ct
8. Next Meeting: May 7, 2018

Lexington Place POA Meeting Agenda

Monday May 7, 2018 @ 6:30 PM

The Best Western Plus

- I. **Call the meeting to order** 6:36pm
 - a. Don 912-223-7154
 - b. Peer
 - c. Steve
 - d. Scott
 - e. Hector
 - f. Randy
- II. **Treasurers Financial Report**
 - a. Status on annual dues, liens and anything else the treasurer deems important.
 - i.
- III. **Old Business**
 - a. Pool
 - i. New chairs - \$200 delegated
 - ii. Flowers and straw
 - b. Update on insurance claim on the front entrance
 - i. Check came in today from Allstate.
 - ii. We will begin calling people to get it started for all of it tomorrow.
 - c. Update on pond fountains
 - i. All treated this week.
 - ii. New pond heads hopefully within the next week
 - d. Update on quotes for pine straw front entrance/tennis court
 - i. \$787 down and delivered
 - e. Flowers planted by the flag pole
 - f. May 12th community yard sale
 - i. Ad in the paper for Thursday, Friday, and Saturday
 - g. Checking pool area daily
 - i. 24-5th Don will be checking the pool
 - h. Garbage cans should be out of sight of front house
- IV. **New Business**
 - a. Storage area mowing
 - i. Spray it and get coastal to take care of it
 - ii. Cars in there need to be licensed and still taken care of
 - iii. Bronco and two others need to be cleaned up or taken out
 - b. Handing out covenants and restrictions reminders

- c. Any covenant violations we need to discuss
 - i. Parking 30 yards from STOP signs not allowed.
 - ii. Move trailers off yards.
 - iii. Use driveways, not the street.
- d. Thanks Don for getting 2 new signs for the pool
 - i. Keep door shut
 - ii. No animals
- e. Street Lights – adding them, changing out light bulbs
- f. HOA fees will be waived for board members serving

Lexington Place POA Meeting Agenda

Monday June 18 2018 @ 6:30 PM

The Best Western Plus

I. **Call the meeting to order**

- a. Sandra Hummings, visitor
- b. Don
- c. Randy
- d. Steve
- e. Hector

II. **Treasurers Financial Report**

In May 2018, we were under budget by \$17,291; year to date we are under budget by \$15,006. The main factors impacting this variance are as follows:

- 1) Insurance payment for the damage to the entry way has been recorded as a counter expense that will be offset as we make payments to have the entryway repaired. As of May 31, we received \$14,090 from Allstate and have made no payments at this time;
- 2) Pool expenses are under budget \$2,351 related to improvements. The budget included \$2,000 for pool furniture replacements that have not been purchased at this time;
- 3) Landscape expenses are under budget \$1,213 related to improvements. The budget included \$2,000 for pine straw and flowers, but at this time only \$787 has been paid related to this project;
- 4) Pond expenses are over budget \$450 driven by repairs/improvements of \$500 to move the spray heads to the bridge

The actual revenue collected in May was \$1,180 of dues

At May month end, collection rates were relatively unchanged. The summary of collections from 2015 to current is:

*2015 - 99% collected with 2 outstanding properties;

*2016 - 99% collected with 2 outstanding properties;

*2017 - 97% collected with 6 outstanding properties;

*2018 - 91% collected with 16 outstanding properties (these were due 2/15/2018).

The projection for 2018 year end cash is now \$50,180, but will fluctuate as actual revenue and expense is recognized.

III. **Old Business**

1. Update on work at the front entrance (wall & gate)
 - a. Finally in progress
 - b. Should be finished this week
2. Update on problem with pond fountain
 - a. Something may be stuck in the fountain on the right of the flag pole.
It is currently being worked on.
 - b. Upgrades to the new “fountain head” on the bridges
3. Checking pool area daily
 - a. Need pool guy, wyndall, to check more frequently
4. Incentives to serve on board with stipulations.
 - a. No participation with serving on the board – we will need new members due to the max limit of time served by a lot of members.
 - b. When was the last time you’ve been to a meeting?
5. Any covenant violations we need to discuss
 - a. Multiple houses need second notices.
 - i. 1 possible bankruptcy

IV. **New Business**

1. Complaint about flooding during heavy rain
 - a. Water works/ city needs to be aware of it – hector will give them a call
2. Alligators in ponds (what to do)
 - a. DNR will not come out unless it is greater than 4 feet and have to see it.
 - b. IF YOU HAVE A GATOR –DO NOT FEED IT!!!!!!!!! & be careful.
3. Clean pool twice a week until end of August
4. Palm trees need to be trimmed
 - a. Given to Sara for \$300
5. October Elections, what positions are up for election
 - a. President
 - b. Treasurer
 - c. Member at Large
6. Upcoming 4th of July
 - a. Décor
 - b. COOKOUT!! BYOB 11 - 1 by the pool
 - i. Hot dogs & Burgers (if you have a large grill, please let us know if you’d like to help us out)
 - ii. Chips & Cookies
 - iii. Bring your own drinks (adult and not)
7. Open discussion on any other subject you deem important

- a. Parties are ok to have at the pool but we cannot reserve. The pool stays open to everyone in the neighborhood.
 - b. If you have a dog in the neighborhood... PICK UP THE POOP he places in other homeowner's yard. Thank you!
 - i. Kids and nightwalkers – this pertains to everyone.
8. Next meeting August 8, 2018 at 6:30pm anyone welcome.

Lexington Place POA Meeting Agenda

Monday August 6, 2018 @ 6:30 PM

The Best Western Plus

- I. Call the meeting to order (There was not a POA meeting in July)**
 1. Brech and Pat Kauffman -506 Freedom Trail – boaters
 - a. Front gate – willing to get scrappy with contractors, etc.
 - b. Claims no one uses the pool
 - c. Desires to help
- II. Treasurers Financial Report**
 1. Status on annual dues, liens and anything else the treasurer deems important.
 - a. Leins will be issued this week for missing HOA fees.
 - i. If you haven't paid this year the total would be \$465
- III. Old Business**
 1. Update on work at the front entrance (wall & gate)
 - a. Gates installed
 - i. Walter will repaint them the right color
 - b. Constructed piece is still waiting to be done to finish the pillar.
 2. Update on pond fountain (are ponds being treated)
 - a. Shallow one on the right will be done this week. The pumps have been replaced because it was burnt out.
 - b. Rain is a hindrance to the maintenance. Yes they're being treated.
 - c. Do not cut grass into the ponds... that will help.
 3. Update on electrical work at front
 - a. Message left for Certified for lights on bridge and rewiring for pond fountains.
 4. Complaint on flooding (did county come out and look)
 - a. Talked to county and they have come out but there is worse flooding near the hospital that still hasn't been addressed so highly unlikely that it will be fixed again.
 - b. Skidplate removed from the drain that was interfering half the water flow.
 - c. Brunswick has a plan to fix storm drains, not glynn county. Research articles if interested in more.
 5. Any covenant violations we need to discuss (yards/boats/trailers)
 - a. Second notice given 138 Liberty square
 - b. Fines will be given to unkept yards after second notice is ignored.
 - i. SHRUBS TAKEN CARE OF

- ii. WEEDS AND GRASS IS YOUR RESPONSIBILITY
- iii. FIX GARAGE DOORS as if they were part of your lawn care.

6. PICK UP YOUR DOG'S POOP

IV. New Business

1. 2018 – 2019 nomination
 - a. Treasurer
 - i. Don Sanders, CPA for treasurer
 - b. President
 - c. Member-at-large
2. **ANNUAL MEETING: TUESDAY, OCTOBER 16 AT 7PM**
3. Pool skimmer net/equipment are for pool use only (no glass in pool area)
 - a. Have to get a new one because someone used it in the pond.
4. Grass Carp for the ponds to help keep weeds under control
 - a. Try a few in a pond to try it out.
 - b. Special from DNR because they're sterile "fish pigs" live 15-20 years
5. Thank you to Steve and Hector for doing the cookout at the pool on the 4th of July
 - a. 25 attendants. Thank you.
6. Woodrow Sapp has a contract that won't run up until 20 years after initial building in phase I (2001ish). No wells are allowed in the neighborhood either. So we are stuck with them. I'm sorry ☹️ I don't like them either.
7. Next Meeting: Wednesday, September 12, 2018 at 6:30
8. Annual Meeting: Tuesday, October 16 at 7pm
 - a. Please come to vote for new board members and support your neighborhood. Thanks!

POA elections are coming up, President, Treasurer and Member at Large are up for re-election, please consider putting in for a position on the board. You get to help keep Lexington Place a great to live and by serving on the board, it helps keep the cost of our yearly dues down for all residents. Otherwise, if no one wants to serve, a management company would have to be hired at a \$1000 or more a month to do the work of the board

Thank you residents for living in Lexington Place and Thank You Board members for giving of your time and energy to make Lexington Place a subdivision to be proud to live in.

Lexington Place POA Meeting Agenda
Wednesday September 12, 2018 @ 6:30 PM

The Best Western Plus

I. Call the meeting to order

- a. Don
- b. Randy
- c. Steve
- d. Hector
- e. Coriane
- f. Scott

II. Treasurers Financial Report

- 1. Outstanding bills for pool filter – possibly on aug/sept invoice
- 2. In September 2018, we were under budget by \$724; year to date we are under budget by \$2,086. During this period there were no material variances in any specific expense lines.
 - a. Pool and fountain has a budget for maintenance.
- 3. The actual revenue collected in September was \$470
 - a. At September month end, collection rates were virtually unchanged. The summary of collections from 2015 to current is:
 - *2015 - 99% collected with 2 outstanding properties;
 - *2016 - 99% collected with 2 outstanding properties;
 - *2017 - 97% collected with 6 outstanding properties;
 - *2018 - 93% collected with 12 outstanding properties.

The projection for 2018 year end cash is currently \$49,270 but is subject to change.

III. Old Business

- 1. Electrical work at front gates are done.
- 2. New pond fountains on each side of the bridge – done. Thanks Don & Hector!
- 3. Complaint on flooding
 - a. County has a work order for it on docket. Whats going to come of it...?
- 4. October elections
 - a. Please view ballot
 - b. Need to enforce participation or what??
 - c. Management company costs \$1,000/ month and still needs 3 members
 - i. That will increase yearly HOA fees.. so volunteer!!
- 5. Update on grass carp to try in some ponds

- a. Will be purchasing from Richmond Hill since estate management won't call back after 12 messages.
- 6. Any covenant violations we need to discuss (weeds, yards/boats/trailers)
 - a. 10 notices given from Randy
 - b. 30ish from Don
 - c. Don't crap outside of toilets people!! Toilets are the target for using the bathroom... but honestly, probably should go home for that kind of business... not the pool.

IV. New Business

- 1. 2018 – 2019 POA Annual Meeting October 16th Best Western Plus 7 PM
- 2. Discuss items for the Annual Meeting
 - a. Budget
 - b. New pool gate to meet code
- 3. Cars by the tennis court late at night
 - a. Call police – not us. We are citizens, not law enforcement.
- 4. Where trees are being cut what are they going to do there
 - a. 6-10 home gated community supposedly. 1 homeowner plans on relocating already
- 5. Adding a new light pole in the cul de sac by the pool to deter teens from hanging out. ~\$1,500

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Lexington Place POA Meeting Agenda

Tuesday October 13 2018 @ 6:30 PM

The Best Western Plus

I. Call the meeting to order

- a. Randy
- b. Marshall
- c. Steve
- d. Don Saunders
- e. Scott
- f. Coriane
- g. Don Freund
- h. Hector
- i. Lawrence

II. Treasurers Financial Report

1. No change since annual meeting

III. Old Business

1. Welcome new board member
2. Update on grass carp to try in some ponds (Randy)
 - a. Postponed due to pond draining and there's a \$75 delivery fee
3. Any covenant violations we need to discuss (weeds, yards/boats/trailers ect)
 - a. Suburban needs moving
 - i. Will get it tagged if it doesn't get moved
 - b. Will start enforcing fees after second notice and nothing changed.
 - i. Review pages 10&15 in covenants
 1. \$25/ week violation not fixed
 - ii. Google doc will be started to track multiple board members sending notices. – not public

IV. New Business

1. Putting up Christmas Lights
 - a. \$200 budget for new lights
 - b. **Come decorate December 1st at 10AM** at front of neighborhood.
BYOB and/or children
2. Christmas light contest – cash rewards!!

- a. There will be a Christmas light walk for everyone to join along with family and furry friends. Everyone who walks gets to place their vote at the end.
 - i. Date not set, but probably the weekend before Christmas
- b. There was some mischief last year with the voting
- 3. Large Pond losing water (Don)
 - a. In 3 days, the pond dropped 9 inches in the large pond behind Liberty Square, Patriot Ct and Freedom Trl circle
 - b. EPA came out and ensured it was not the drilling project draining it. They believe that most likely the aquafer that it is fed from has been blocked somehow. We are reaching out to the next authorities to see what can be done to fix this problem.
- 4. Street Light at Vermont Court out
 - a. Coffee electric has been contacted to fix it
- 5. 2 Palm trees at front behind Lexington Place signs need trimming
 - a. Coastal will take care of it
- 6. Pool closed for the season as of November 3rd
- 7. Open discussion on any other subject you think important
 - a. Pool fence might be on hold depending on pond costs
 - b. Lights on pond pumps cost the same amount as the fountains themselves. Maybe add a spotlight?

Congratulations to the new Lexington Place Board Members who were elected at the annual October meeting. New board members are Marshall Hogue – President, Don Saunders CPA – Treasurer and Lawrence Gipson – Member at Large.

Thank you to outgoing board members Scott Charger – Treasurer and Peers Brunnschweil – Member at Large for your time and contributions to making Lexington Place a great place to live.