

Lexington Place POA Meeting Agenda

Monday, February 12th @ 6:30 PM

The Best Western Plus

- I. **Call the meeting to order**
 - a.
- II. **Treasurers Financial Report**
 1. Status on annual dues, liens and anything else the treasurer deems important.
 - a. Pool Utilities are more expensive than expected for winter months >\$500/month electricity and \$200 water/sewer (leak and inc. sewer)
 - i. Possibly decrease run time for next winter
 - b. 2013 Dues are complete. 2014 is still being collected.
 - c. \$400 total, ways to pay:
 - i. 471 Freedom Trail or drop it in the mailbox at the front
 - ii. If you need to set up a payment plan, please reach out to us. We are able to help.
 - d. Annual registration due by April 1
- III. **Old Business**
 1. Steve will update us on the blue concrete rings the JWSC is putting around the water mains
 - a. Blue flying saucers should be gone/ buried. And metal cap should've been flush with the ground. The white ones seem to still be there, and we are still working on them.
 2. Randy will give an update about backfilling the dirt around the back of the pool
 - a. FREE DIRT: Anyone who wants dirt, come get it. When it's gone it's gone.
 3. Update on new house being build on the back side of phase III
 - a. Looks like a Moxley house
 4. Any other old business that needs to be discussed.
- IV. **New Business**
 - a. Home improvement requests
 - i. 2 approved, 1 pending, 1 denied.
 1. Discuss upgrading boys bathroom at the pool, new pedestal sink, fan and maybe lighter paint. (When do we want to open the pool)
 - a. \$56 + \$24 + \$35 = approx. 115 + new paint
 - b. New tumbler in lock
 2. Pilgrims Ln Resident in violation for over grown palms

3. Keep dogs on a leash
4. Fountains need help or replacement
5. Pool Chairs need repairs or replacement (\$77)
6. Add a seating/ BBQ/ gazebo to dead area by pool
7. Neighborhood BBQ – Yes or no?? Thoughts?
8. Change to Gmail from Yahoo
9. If you need to be invited to our Neighborhood app, please let us know.
10. Amy Berg and I will begin a hospitality committee
11. Public Works needs to be contacted to fix pot hole
12. Shrub pick-up?
 - a. Republic services – bagged, bundles, or take it to drop off location
 - b. Golden Isles Wood Products: 2950 Altama – Across from BWK
News 912- 269-1200
 - i. 7am – 4:30pm \$25 pickup or small trailer
 - c. Southland Waste 550 Young Lane 912-267-6400
 - i. \$26 pickup or small trailer 7am – 5pm
13. Pool Opening April 1st

Thanks everyone for being on the board and trying to make a difference. It is because of residents like you that make Lexington Place a great place to live.

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
Thursday, April 4, 2019

- Call Meeting to Order 7:17 pm
 - Janice Williams – visitor – thank you
 - Lawrence
 - Don
 - Donald
 - Coriane
 - Marshall
- Treasures Report
 - SAS Contract renewed for \$1,925 for 6 months
 - Three homeowners have paid since March 31.
 - Additional late fees and invoices going out next week.
- Pool Locks are done – Date of distribution weekend of opening (\$5 replacement keys)
 - OPENING NEXT SATURDAY, APRIL 13
 - ARRANGE TO COME GET YOUR KEY 10 – 2 APRIL 13 OR 2-6 ON APRIL 20TH
 - Marshall, Janice, Lawrence On April 13
 - Coriane, Don, Donald on April 20th
 - Get email at getting keys
 - You will not receive a key if you are not up to date on dues.
 - Bring an ID or mail for proof of address.
 - Pool Inspections – Good through June
- \$5,800 in pool landscaping
 - We have a resort y'all! Please take care of it
- Grass carp won't be done until leak squared away
- Leak at Pool – probably a hose
 - Used 36,000 gallons at pool last month, so we assume that there is a leak.
- Coastal Landscaping is going to come out to trim the bushes by the flag
- Covenant Violation:
 - 30 day mark on the 11th:
 - 3 houses next to each other on Delaware Dr.
 - One has a new couple that just moved in
 - 3 new fences since violation notices – THANK YOU for keeping our neighborhood beautiful!
 - Lots of houses leaving their trash cans out
- Annual Yard Sale on Saturday, May 4, 2019
- Next meeting: May 7, at 7pm

LEXINGTON PLACE POA

BOARD MEETING MAY7, 2019

Members Present: Marshall Hogue, Steven Clark, Don Saunders, Don Freund

Treasurer's Report: Projected \$42 K at end of the year.

Water bill is ½ from previous month. 1 Leak is fixed at pool area. Requested refund from water department if leads are corrected.

Lawyer is working on 8 properties that are in arrears for more than one year.

2020 Dues will be discussed at annual meeting October 2019.

Old Business: Southern Aquatic Solutions requested to inspect ponds and treat accordingly.

Bushes at front entrance trimmed in front of fence.

Pool key distribution will take place Wednesday, May 22nd from 6-8 at the pool.

New Business: Water leak at the pool, check valve did pass inspection. Leak could have been result of new fence installation. Pool level will be monitored and will leave valve off for 1 month to assess.

New home in phase 3 complaint made by neighbor about exterior siding being hardi-board. The builder has been contacted and plans received. The exterior will consist of stucco and brick, which conforms to neighborhood standards.

Per county requirements, additional signs were required at the pool. Pool must have caution rope at 4 ft depth. This has been installed. Parents, this is not a play toy. Please keep children from climbing, standing or pulling on the rope. Any issues could result in being asked to the pool area or possible fines if structural damage occurs.

New county requirements state pools must have chemicals checked 2 times a day going forward. The board made the decision to have Pristine increase inspections to cover requirements.

There was damage to the new pool fence late at night. Two individuals were seen on camera bending the fence to gain access and they hung around pool for a couple of hours during the night after hours. Video has been seen and turned over to local law enforcement. These issues will not be taken lightly and we ask all homeowners to be diligent if seeing any unusual activity and please call the police.

July LPPOA Meeting
Monday July 15, 2019
Best Western Plus

7:04

1. Meeting called to order at 7:04
 - a. Lawrence
 - b. Hector
 - c. Don F
 - d. Don S
 - e. Coriane
 - f. Marshall
2. Treasure Report
 - a. \$355 Bill for attorney fees – letters have been received
 - i. Two people have signed up for payment plans
 - ii. One person has house for sale but has lien applied
 - iii. Three properties will be going to court for 3 delayed years of fees if not heard from by the end of the month.
 - b. County assessed our ponds at 35,000 for taxes – we have appealed
 - c. Down about \$5k from new fence and light in cul-de-sac from projection
 - d. Increase in pool maintenance for the twice daily testing
3. Pool
 - a. Pool Trash Can cost \$28/ month
 - b. Pool furniture – needs replacement – if you know of anywhere that has quality ones, please send me an email
4. Pond Leak – adding 800lb concrete and help – Sunday, July 28 at 7am
5. Covenant violations
 - a. Fences – proposals need to be followed through
 - i. Delaware homes
 - b. Garbage cans need to be hidden
 - c. Yards
 - i. Homeowners are getting fed up of their neighbors not doing their yard
 - ii. Are renters to blame not taking care of their yard?
 - 1.
6. Pond Treating – We currently don't have anyone treating them – who to get?
 - a. 10.1 ponds
 - b. Southern Aquatic [Chris] is who we were using – stopped in April
 - c. Estate Management wasn't treating all the ponds
 - d. The Lake Doctors?? \$495/monthly previous quote in 2012
 - e. Others?
 - f. Grass Carp – will be given by a local friend that has too many in their ponds.
7. Landscaping

- a. Storage facility lawning – storage area
 - b. Wilsons trimmed the palm trees
 - c. Trees coming in need trimming
8. Annual Meeting in October
- a. 4 positions coming up: Begin your ballots!!
 - i. Communications Director
 - ii. 2 member – at – large
 - iii. Vice President
9. President is leaving
- a. Wednesday night – pool trash needs to be taken out – hector
 - b. Blowing the pool every morning – Lawrence – needs key to storage
 - c. Saturday and Sunday pool testing – Lawrence in AM; Steve evenings
10. Repair Light in Storage unit that is burned out
- a. Coffee Electric
11. Adding a fountain into the pond next to the pool because we have an electrical outlet and homeowner assistance
12. Next Meeting:
- a. Tuesday, August 13 at 7pm at Best Western Plus

LPPOA August Meeting 2019
August 13, 2019

Called to Order 7:17pm

- Marshall
- Steve
- Donald
- Hector
- Coriane

Treasure Report

- Pool cost is higher than expected continually
 - Leak was not a leak but fixed
- Court costs for 3 homeowners will begin this month for lack of HOA fees
- Overall, we're \$10,000 over budget mainly from fence, furniture, and new filters needed at the pool
 - Worries of not being able to decrease dues this year – projections will be given at next meeting

Ponds

- The men have fixed the leak for the most part with lots of concrete
- Fountain getting put in by pool
- Carps will cost \$3,500 to add to ponds for sufficient maintenance
 - High up front cost, but it will save us in the long run and keep our ponds looking good instead of what they look like now.
 - Majority say ay.

New light and timer is installed in pool – hopefully help with expenses

Violations

- Tree is wrapping around a light pole in a private yard – needs to be addressed so that it can light up the street
- SCIENTIFIC TURF co. is recommended by the board for pretty yards. The Weed Man does not show good results, and have a history of misdiagnosing yards. If you cannot get your yard together, please give Scientific Turf a call!
- Multiple homeowners have been notified about where the trash cans need to be and have not made changes – that's what the sign was for. Please make arrangements if you have been notified
- Fences have been fixed for the most part, but some are still in need.

Annual Meeting: October 17, 2019 at 7PM at the Best Western Plus

- Four seats open – put in your nominations (don't have to only be self-nominations)
 - Communications
 - 2 Member at large
 - Vice President

Next Meeting: September 17 at 7:10pm

Lexington Place POA Annual Meeting

October 17, 2019

Marshall Hogue called the meeting to order at 7:00 p.m.

Those in attendance were: Marshall Hogue - President

Donald Saunders -Treasurer

Don Freund - Member at Large

Hector Benecomo - Member at Large

- **FINANCIAL REPORT:** Don Saunders
Cash projection \$36,000 Would like to have \$50,000 for 2020
If you would like a copy of the financial summary report, please contact Don Saunders.
- **OLD BUSINESS:**
This summer we had many pool expenses due to the county changing regulations that are required. Two such changes were to have a new fence and having water checked twice daily.
Additional major purchases this year were new furniture and landscaping for the pool, light at pool cul-de-sac, new light pole, new pump in pond adjacent to the pool (this cost was split between the POA and a board member)
Since the pond services we had employed were not coming to clean the ponds, we purchased 200 grass carp to divide between all the ponds in our subdivision.
- **NEW BUSINESS:**
Wish List for 2020...LED lights at entrance, picnic area by pool
Elections were held for board members for 2020. Congratulations and welcome. These members will be a great asset to the team.
 - ❖ Dr. Oatanisha Dawson, vice president
 - ❖ Todd Leifermen, secretary
 - ❖ Marvin Reese, member at large
 - ❖ Don Freund, member at large

Meeting adjourned 8:15 p.m.

Lexington Place POA Monthly Meeting

November 18, 2019

Marshall Hogue called the meeting to order at 7:00 p.m.

Those in attendance were:

Marshall Hogue	- President
Donald Saunders	-Treasurer
Don Freund	- Member at Large
Lawrence Gipson	- Member at Large
Marvin Reese	- Member at Large

Meeting commenced at 7:03 p.m.

- JB Construction (Mr. John Brown) came with building plans for new homes being built at 616 and 612 Freedom Trail. These homes are to be single level tabby with shingle roof and metal eyebrows. They will have 2,300 sq. ft. These plans have been reviewed and approved by the board.
- Building plans were submitted by Moxley of Solid Rock Co., Inc. The home will be single level 1,883 sq. ft. built of stucco with Old Savannah brick accents. Hardy board will be used on the side and rear of the home. These plans have been reviewed and approved by the board.
- **TREASURERS REPORT:** Donald Saunders
For the month of October we were over by \$19,000 for the year due to the variances in the pool regulations. Outstanding dues are still being collected and payment plans are up to date and being paid monthly. Ending balance \$36,000
- **OLD BUSINESS:**
 1. Discussion of Liens
 2. Discussion about 516 Freedom Trail belonging to and being used by Gateway.
 3. The grass carp are doing a great job on our ponds!

- **NEW BUSINESS:**

1. Christmas lights will be put up at the front entrance Nov. 30th the Saturday after Thanksgiving at 10:00. Anyone wishing to help out or just come socialize is welcome. Donuts and Hot Cider will be provided.
2. There will be no Christmas Lighting Contest this year due to lack of interest.
3. The new lighting for the entrance and timer repairs was discussed and priced. Tentative for 2020.
4. Lawrence Gipson will put the electrical wiring on his property for the new pump and fountain.
5. Marshall Hogue will talk to the landscapers about tree trimming in the spring.
6. Discussion on pool closing for the 2020 summer.
7. Picnic area and tennis court ideas on hold.

- The meeting was adjourned at 8:20 p.m.

The board welcomes any concerns or ideas. Please contact your board members.

Marshall Hogue, Pres. Dr. Dawson, VP Donald Saunders, Treasurer

Lawrence Gipson, Don Freund, Marvin Reese, Members at Large

We wish you all a happy and safe holiday season.

Annual Meeting
Best Western Plus
Brunswick, GA 31525

1. Intro by Randy
 - a. Scott – elective
 - b. Randy – elective
 - c. Steve
 - d. Don
 - e. Peer – elective
 - f. Coriane
 - g. New homeowners:
 - i. Ray and Holly Woosters – 23 pilgrams lane from VT
 - ii. Marshal and Hilgrams – 16 Pilgrams – Dallas and Kansas City 50 years
 - iii. Michelle and Don Freud – patriot Ct
 - iv. Peggy Luukkonen -
 - v. Diane & Alvin Hartley – 547 Freedom Trail
 - vi. Todd Hummings -Liberty Square – UPS
 - vii. Don Saunders - Pilgrams Lane
 - viii. Richard & Leslie Manoukian
 - ix. Lashonda and Kevin – 157 Liberty Sq – end of July
 - x. Jury Rhyne – real estate agent
 - xi. Tim Wilson– 16 years in Lexington!! White dog
 - xii. Mark Reece – Italy – Vermont court
 - xiii. Charles Bryant – 15 years own two houses
 - xiv. Lauren and Nikki & darien grandson – 188 Conneticut Way – since '04
 - xv. Steve Golden – wife from Italy – 1.5 year
 - xvi. Amy and Jeff – Vermont ct – fly Minnesota Twins flag
 - xvii. Clyde and Connie – 3rd phase freedom trail
 - xviii. William Duncan –
 - xix. Todd leifermann – freedom trail – 5 years
 - xx. Jennifer Charter – pilgrams – vt
2. Financials
 - a. \$2,000 ahead of budget
 - b. \$50,000 in savings account by end of year
 - c. 12 properties delinquent on HOA dues
 - i. 1 partial payment
 - ii. All others have leins on property
 - d. \$50,000 savings account is our goal for any unforeseen accounts
 - e. 2019 expenses
 - i. Pool furniture and fence (to get in appliance with code)
 - f. Keep dues at \$400/ year
3. Open Issues
 - a. Front gate – 3 contractors and insurance approval

- i. Electrical completed & lights done
 - ii. New security cameras at entrance of neighborhood
 - b. New shrubs around the guard house
 - c. Pond pumps and fountains are now fixed
 - d. Boys bathroom repaired and updated
 - e. Landscaping throughout
 - f. Pot holes – we’re working on it.
 - i. We are the county’s bottom priority vs. downtown
 - ii. We’re going to try other fixes, and we have tried to fix ourselves. (concrete and asphalt)
- 4. Wish List for 2019
 - a. 6 ft’ fence and gate for pool area
 - b. Light pole in cul de sac to deter kids from hanging out
 - c. Pond by pool getting a fountain addition
 - d. Grass carp in other ponds that cannot have fountains
 - e. Land clearing – small gated community
 - i. Did not encroach on community property
 - f. 174 homes in our neighborhood and have very little involvement
 - g. Flooding – public works 912- 554-7746 daustin@glynncount-ga.gov
 - i. Need bigger drains
 - ii. When we get flooding rains, and the wetlands are watered up, then there’s no where else for the water to go...
 - h. Sound barrier
 - i. Noise study when 4 lane not 8. Traffic has increased significantly.
 - i. W&D Utilities
 - i. Contract may be up in the next multiple years
- 5. Introduction of Nominees:
 - a. Marshall Hogue
 - i. 2 kids; 1 daughter died from a drunk driver
 - ii. Marine Corp 2 years
 - b. Leslie Manoukian
 - i. Born and raised in BWK
 - ii. Retail store for 10 years and large mobile home park manager
 - iii. Takes care of husband
 - c. Don Saunders
 - i. Taxes and CPA fully retired except consultant work
 - ii. Thinks we’re friendly
 - d. Lawrence Gibson
 - i. FLETC retiree
 - ii. Raised all kids in Lexington – 1 daughter is in coastal
- 6. Vote – Congratulations to:
 - a. President: Marshall Hogue
 - b. Treasurer: Don Saunders
 - c. Member at large: Lawrence Gipson