

**LPPOA Board of Directors
Minutes of Meeting – January 13, 2020**

Board of Directors present:

Absent:

Marshall Houge
Oatanisha Dawson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Lawrence Gipson

The meeting was called to order at 6:34 pm

Financial Report –Don Saunders presented the financial report:

At December month's end, we have 6 properties that are not current on their 2019 HOA dues:

- All 6 have had liens placed on their homes
- 2 have been served with court notices (1 resident showed/1 did not)
- Judgement ruled against both for overdue balances plus court costs
- 3 have payment plans, which were approved by the board

Don represented the LPPOA in both court cases on Tuesday, January 7, 2020.

2015 - 1 outstanding property
2016 - 1 outstanding property
2017 - 4 outstanding properties
2018 - 5 outstanding properties

Note: The board (mostly Don) is working to collect from these properties.

The year-end cash balance is \$37,553 in the bank.

Note: Billing for 2020 HOA dues has gone out. Annual dues will be \$400 and must be paid no later than February 17th.

Unfinished Business

1. We were able to salvage the existing alarm equipment at the gate house. All that was needed was a replacement circuit board. This circuit board is no longer being made and future mechanical problems may require replacement of the entire alarm system.
2. Thanks to everyone who helped remove Christmas decorations at the entrance
3. There are three new homes being built in Phase III. All construction plans were approved by the board.

New Business

1. Plans for a wood fence at 618 Freedom Trail will be reviewed by the board and approved once Marshall visits the property with the sketch.
2. Regulations dictate that the pool must have a 911 phone on site. We are looking at the advantages of changing from ATT to Comcast.
3. The board voted to add and/or improve the quality of the security cameras at the pool area. There are some blind spots the current cameras will not cover. New cameras would be able to better monitor activity at the pool and provide recorded footage should there be an incident. Once we have quotes on several options, the board will vote on what we think is the best option.
4. Don Freund has been replacing all the bulbs on the subdivision's light poles with LED bulbs, to include those at the pool area. This should increase the life of bulbs, increase light output, and decrease the monthly electric bill. Coffey Electric charges around \$85 per bulb replacement. The board voted to purchase a 24' ladder and replace them ourselves.
5. Several Lexington Place home owners attended the Glynn County Mainland Planning Commission public hearing to oppose the rezoning of the small tract of land across from Bible Baptist Church. Glynn County Board vetoed the rezoning. The landowner will once again try to rezone the property commercial on February 4, 2020. We need another big turnout. I'll send a reminder out.

HOA Points of Contact:

President - Marshall Hogue - (912) 275-8021
Vice President - Oatanisha Dawson - (912) 261-2161
Treasurer - Donald Saunders - (912) 289-9574
Secretary - Todd Leiferman - (573) 528-3169
At-Large - Lawrence Gipson
At-Large - Don Freund - (912) 223-7154
At-Large - Marvin Reese -

Note: If there's an emergency, contact 911.

If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com.

Visit our webpage at: <https://www.lexingtonplace.org>

Next meeting will be Monday, February 10, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:22 pm.
Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – February 10, 2020

Board of Directors present:

Absent:

Marshall Houge
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Lawrence Gipson
Oatanisha Dawson

The meeting was called to order at 6:32 pm

Financial Report –Don Saunders presented the financial report:

- There is no change to the past due collection status from last month
- We are still waiting on court judgments for two delinquent properties
- As of today, we have collected about 40% of 2020 HOA dues

Note: Billing for 2020 HOA dues has gone out. Annual dues will be \$400 and must be paid no later than **February 17th**.

Unfinished Business

1. The bid to install Comcast in the pool area was extremely expensive. We'll stay with the current service for now. Cameras will remain closed-circuit. We may need to upgrade the camera overlooking the storage area.
2. New LED lighting was installed at the pool area to assist in camera coverage during hours of darkness. Several board members will visit the site to determine the effectiveness of the lights after the board meeting tonight.
3. The fence at 618 Freedom trail is complete.
4. On February 4th, the Glynn County Mainland Planning Commission had another public hearing on the rezoning of the small tract of land across from Bible Baptist Church on Harry Driggers Blvd. The landowner once again deferred the hearing for another date in the future (to be determined). I will send the notification out once we are aware of the date. We will need people to show up.

New Business

1. A couple board members responded to a complaint of construction workers still working on the houses under construction in Phase III after 9:00 pm. The situation for now has been resolved.
2. Several yards need to be mowed and treated for weeds; violation notifications will be delivered.
3. The board has been notifying home owners of violations of the covenants. Some home owners correspondingly fix the issue, while others choose to ignore the notification. Be advised, if you

choose to ignore a notification, the potential repercussions are outlined in the by-laws (see attached Association By-Laws).

4. Coffee electric provided us with a bid to replace the light bulbs, and inner core of all Phase I light poles. The board voted unanimously to accept the bid instead of trying to replace the lights ourselves. Safety was the main concern. The new light bulbs will be LED, which should last much longer than the current bulbs being used.
5. One of the pond pumps is no longer working properly. We'll take a look at it and see if we can figure out what's causing the malfunction.

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Next meeting will be Monday, March 9, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:14 pm.
Respectfully submitted,
Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting – March 9, 2020**

Board of Directors present:

Absent:

Marshall Hogue
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Lawrence Gipson
Oatanisha Dawson

The meeting was called to order at 6:39 pm

Financial Report –Don Saunders presented the financial report:

- We received the court judgments for two delinquent properties. Arrangements have been agreed upon with one of the property owners. We are still trying to contact the owner for the other property, who did not show for the court hearing
- We still have some properties that have not paid their 2020 HOA dues. Don will be sending second notices out

Note: Billing for 2020 HOA dues has gone out. Annual dues are \$400 and are now considered late. They were due **February 17th**.

Unfinished Business

1. All phase 1 street lights have been repaired and replaced with LED bulbs.
2. We are developing a more user friendly HOA infraction notice. If you've received one of the HOA infraction notices in the past and have not corrected what the notice identified, you'll likely see the new notice soon.
3. The fountain at the entrance is now working again.

New Business

1. The pool will open April 4th, provided we pass the county inspection.
2. Steve Clark is communicating with the county to see if we can return to 1 daily pool water inspection instead of the 2 that was required last year. This was one of the reasons our pool expenses were over the estimated budget.
3. We will meet at the pool area on Saturday, March 28th at 10:00 AM to clean and paint the bathrooms, and power wash the pool deck, building, and canopy. Feel free to join us.
4. If you have something inoperable or in poor condition in the storage area, contact Marshall Hogue at (912) 275-8021.

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Next meeting will be Monday, April 6, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:19 pm.
Respectfully submitted,
Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting – June 15, 2020**

Board of Directors present: Absent:

Marshall Hogue
Oatanisha Dawson
Lawrence Gipson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

The meeting was called to order at 6:30 pm

Financial Report –Don Saunders presented the financial report:

- We have several property owners with outstanding annual dues. The numbers are similar to previous years. Notifications were sent to delinquent properties.
- Operating expenses for May were less than budgeted, primarily due to the pool being shut down because of COVID-19.

Unfinished Business

1. A water leak was detected by Coastal Landscape by the entrance.
2. The board voted and passed to enter into contract with Estate Management Inc. They will provide maintenance service on the 4 ponds at the entrance and the 2 ponds parallel to I-95.
3. The fountain at the entrance is now working again.
4. Estate Management will look at the other fountain that's not working.

New Business

1. Several new home owners were issued pool keys.
2. The board voted to approve the contract to repair the tennis court net pole.
3. The pool decking is already showing wear. We will be looking at some options for resurfacing or repainting.
4. Pristine Water found a problem with the pool salt chlorine generators, which require replacement. The board voted yes to a quote from Pristine Water, and they will conduct the replacement.
5. The board has received a couple of requests to establish an "adults only" time-frame at the pool. We will be sending out a survey to see what the interest is and perhaps when that time-frame would be.
6. Please be responsible and mindful of your neighbors this year as it pertains to fireworks. Pick up the debris and have an awareness of where the airborne stuff is landing.
7. If you have new neighbors, help us out by telling them to visit our website and select the "Contact" button, where they'll be prompted to email us.
8. Board members wanted to be sure that property owners know that the county will pick up bulk items for free twice a year:

The Glynn County Public Works Department will provide 2 free pick-ups a year of bulk items (furniture, moving boxes, etc.) and white goods (household appliances.) All appliances, including refrigerators and freezers, need to be cleaned out and emptied prior to pick up.

Please contact Customer Service for your free Bulk Item and White Good Pickup or Recycling Bin at 912.554.7111 or schedule online:

<http://qpublic.net/ga/glynn/whitegoods/>

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At-Large - Lawrence Gipson - lgipson1@bellsouth.net

At-Large - Don Freund - (912) 223-7154

At-Large - Marvin Reese - (912) 602-2631

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Next meeting will be Monday, July 13, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:37 pm.

Respectfully submitted,

Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – July 13, 2020

Board of Directors present: Absent:

Marshall Hogue
Oatanisha Dawson
Lawrence Gipson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

The meeting was called to order at 6:33 pm

Several (four) homeowners showed up to the meeting. The board heard their concerns and had an open discussion regarding the Gateway home in the community. We are currently waiting for a document from our attorney, which we will either release to the community in whole or will provide the facts of the document. If a meeting needs to take place for this issue, we will arrange for that meeting and get the word out to the community.

Financial Report –Don Saunders presented the financial report:

- We still have 16 properties that are not current with 2020 dues. Late notifications have gone out. The next step is to place liens on the properties.
- We had to replace a couple salt chlorine generators at the pool, which pushed us over budget for June.
- We are on track to reach our reserve goal at year's end.

Unfinished Business

1. During a county inspection, we had a violation at the pool due to an imbalance in some of the chemicals, which means we still must pay for the pool chemicals to be checked twice daily. This can probably be attributed to the failing chlorine generators.
2. The board discussed the status of fines and warnings for yards, fences, etc.
3. The tennis court net has been repaired. The tennis court is now functional.
4. The board discussed resurfacing of the pool deck. Now that it's been properly power washed, we have a better idea of what needs to be done. The board will probably do the work themselves to save money.

New Business

1. The pool deck and pool structure were power washed by Taylor's Power Washing from SSI. He gave us a quote for the front entrance area as well. The board voted to hold off, due to issues we're having with one of the pond pumps. The rationale is we want to stay on the projected budget.
2. The board voted in favor of hiring someone to clean the bathrooms at the pool during pool season. We will be paying \$135 per week. This was a chore that was primarily being done by Marshall and Elonda Hogue.

3. The annual meeting is coming up soon. We will need to decide on a location and get the word out on voting to fill positions of those whose terms are ending. To increase attendance, we talked about having it at the pool.
4. The board discussed some of the social media platforms being used to debate issues in the neighborhood. There's been some ugly exchanges observed on Nextdoor. The board will not communicate with you on these platforms. Please contact us directly, whether that be through an email, a phone call, or in person. Our contact information is at the end of the monthly minutes and on the Lexington Place website.
5. The company treating our ponds used too many chemicals in one of the ponds and killed all the fish. The board had earlier spent money to have carp added to the ponds. We are asking for those carp to be replaced at no cost to us.

Note: county will pick up bulk items for free twice a year:

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At-Large - Marvin Reese - (912) 602-2631

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Visit our webpage at: <https://www.lexingtonplace.org>

Next meeting will be Monday, August 10, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 8:13 pm.

Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – August 10, 2020

Board of Directors present: Absent:

Marshall Hogue
Oatanisha Dawson
Lawrence Gipson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

The meeting was called to order at 6:32 pm

Financial Report –Don Saunders presented the financial report:

- We still have 13 properties that are not current with 2020 dues.
- The cost of placing and removing liens on homes through the county has gone up to \$25 for each action.
- We are over budget due to several expenses that were not forecasted for 2020's budget.
- The cost of keeping the pool up and running remains our largest expense during pool season.
- Due primarily to increased expenses at the pool, we will need to eventually discuss whether or not the current annual dues will keep us operating in the future.

Unfinished Business

1. Member at Large Don Freund has been working on several projects at the entrance; power washing, fixing the fence behind the flag pole, and electrical work.
2. One of our pond fountains is being worked on. The required work is still under warranty.
3. October elections are coming up. Nomination forms will be attached to this month's minutes. We encourage anyone interested in making Lexington Place a better community to nominate themselves. Open positions this year include:
 - President
 - Treasurer
 - Member at Large

Newly elected board members serve a two-year term. Many subdivisions hire a management company to run the community's operations. Having an active property owner's association (board members) saves each property hundreds of dollars each year. Without interest from home owners in serving on the board, hiring a management company would probably be our best option.

4. The carp that were inadvertently killed, were replaced at no cost to the HOA.

New Business

1. We had some vandals hit the pool a couple times with toilet paper and mustard. We've reported it to the Glynn County Police Department and they are working some leads we provided to them. A couple other pools along Harry Driggers were vandalized as well. We do have cameras at the pool area and at the entrance, however they are not very effective in low light conditions.
2. The board members thanked Don Freund for his hard work. His work alone has saved the HOA thousands of dollars.
3. Our gate at the storage area was damaged by someone who was bringing their boat back. This person did contact us after the damage occurred. Don Freund will make some temporary repairs to the existing gate, but soon we will be changing the entrance to two hinged gates instead of the current sliding gate. When the gate is repaired, new keys will need to be issued. To receive a new key, you must complete another storage lot registration form.
4. We have several vehicles, trailers, and boats with expired tags or no tags at all in the storage area. Everything in the storage area should be properly tagged. Untagged vehicles will be considered as abandoned property.

Note: county will pick up bulk items for free twice a year:

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At-Large - Marvin Reese - (912) 602-2631

Note: If there's an emergency, contact 911.

If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com.

Visit our webpage at: <https://www.lexingtonplace.org>

Next meeting will be Monday, September 14, 2020 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:38 pm.
Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – September 14, 2020

Board of Directors present: Absent:

Marshall Hogue Oatanisha Dawson
Lawrence Gipson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Note: Best Western Plus management asked us to leave at approximately 6:40 PM, due to the strict visitor accountability requirements the State has imposed on lodging businesses due to COVID-19. We relocated our monthly board member meeting to the Lexington Place pool.

The meeting was called to order at 6:52 pm

Hearing before the Board of Directors to address the cited violation(s).

Several Lexington Place homeowners were asked to appear before the board at the start of today's meeting (6:30 PM) to address violations cited but not corrected within the 10-day allotted correction period. Only one residence appeared, and we (the homeowners and LPPOA) were able to agree on a resolution.

Homeowners that failed to show or contact the board regarding their absence will receive a notification by mail to let them know fines will begin to be assessed starting October 1, 2020. Our by-laws and covenants can be found at <https://www.lexingtonplace.org>.

Financial Report –Don Saunders presented the financial report:

- We still have 12 properties that are not current with 2020 dues. The board voted unanimously to pay for our attorney to prepare demand letters for these properties. They will be sent out by mail and homeowners receiving the letters will be billed for this letter.
- Due to unforeseen expenses with the pool, the storage area gate, and the ponds and pumps, the board voted to unanimously raise the dues to \$425 this year; this is a \$25 increase. A detailed verbal explanation along with our annual financial summary report will be presented at the annual meeting next month, Thursday, October 1, 2020.

Unfinished Business

1. Member at Large Don Freund has installed several new LED landscape lights at the entrance. The lights illuminating the palm trees are waiting on a new power source. Once the new power source arrives and is connected (weather permitting), Don will evaluate the state of the underground wiring on the island and get them up and running.
2. One of our pond fountains that has been out for several weeks has been repaired and should be back up and running on September 19th (weather permitting).

3. October elections are coming up on October 1st. Nomination forms will be attached to this month's minutes. We encourage anyone interested in making Lexington Place a better community to nominate themselves. Open positions this year include:

- President
- Treasurer
- Member at Large

Newly elected board members serve a two-year term. Many subdivisions hire a management company to run the community's operations. Having an active property owner's association (board members) saves each property hundreds of dollars each year. Without interest from homeowners in serving on the board, hiring a management company would probably be our only option.

To this point, we have no new homeowners who have been nominated for the above 2021 positions.

4. The storage gate is scheduled to be replaced with a hinged gate instead of the current sliding gate this month. When the gate is repaired, new keys will need to be issued. To receive a new key, you must complete another storage lot registration form.
5. The LPPOA has received the long-awaited letter from our attorney addressing our concerns regarding the Gateway home. It will be added to our website under the By-Laws and Covenants tab. If you have questions or concerns about this letter, please contact a board member directly.

New Business

1. We once again had vandals hit the pool area. Someone went in the women's bathroom and knocked several holes in the sheetrock. These bathrooms remain locked, so a key was involved.
2. Marshall Hogue contacted someone to give us a bid on removing the weeds that are around and on the light pole at the storage area and behind the pond to the left of the flagpole.
3. The annual homeowners meeting is on Thursday, October 1, 2020. The location will be sent out once we have a confirmed location. COVID-19 is making it difficult to lock down a location.
4. We will close the pool for the year after Columbus Day weekend next month, October 13th.

Note: county will pick up bulk items for free twice a year:

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At-Large - Marvin Reese - (912) 602-2631

Note: If there's an emergency, contact 911.

If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com or call us at the number(s) listed above. We will likely not respond to inquiries on social media platforms.

If your neighbor is not receiving these minutes, have them contact us at the LPPOA email address.

Visit our webpage at: <https://www.lexingtonplace.org>

The annual meeting will be Thursday, October 1, 2020 at 6:30 PM. Location to be announced due to COVID-19. Look for the sign at the entrance/exit for the location information.

Meeting adjourned at 8:10 pm.
Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – November 9, 2020

Board of Directors present: Absent:

Marshall Hogue
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Oatanisha Dawson
Lawrence Gipson

The meeting was called to order at 6:33 pm

Financial Report –Don Saunders presented the financial report:

- We have 6 property owners with outstanding 2020 annual dues. Attorney prepared letters were sent to all delinquent properties last month.
- We are about \$10,000 over the estimated budget calculations made at the beginning of the year. Much of this is due to repairs made at the pool, the replacement of the gate at the storage area, maintenance of the ponds, and the fountains at the entrance.

Unfinished Business

1. The storage gate has been replaced and is now functional. The gate should be much easier to open and close than the sliding gate that was previously there.
2. The lock on the storage area gate will be replaced with a new lock. This will require owners who need access to obtain a new key. Instructions for obtaining a new key will go out prior to the old lock being replaced.
3. We had to replace a power source near the front gate shed. The work was done by Coffey Electric.
4. The board is working on a plan to remove the unregistered and inoperable vehicles and trailers from the storage area. We are also planning on reorganizing how vehicles and trailers are parked; more to follow.

New Business

1. The pond fountains at the entrance have been a constant source of frustration for years now. The ponds are not deep enough to support the size, weight, and horsepower (1.5 hp) of the current pumps. The pumps suck up the sediment from the bottom, clogging the fountain. The company that manages our ponds provided a couple estimates for new fountains, like the fountains on either side of the flagpole. These fountains are much smaller, more reliable, and cause fewer headaches. The board voted in favor of replacing the fountains with smaller fountains at a cost \$5,374 + tax.
2. We are looking for bids to remove the vines and heavy vegetation behind the flagpole and at the storage area. We have a couple bids already, but due to the amount of money we might have to spend, we think it's sensible to obtain a few more bids.
3. Someone was reported to have dumped yard debris near the cul-de-sac by the pool. Marshall checked the cameras at the gate and identified the vehicle. The incident was reported to the police and the owner was found. This person removed the debris after the police talked with him.

4. During the off season, the pool is only tested and cleaned twice a week as per county regulations. In the off season, our pool costs go way down.

Note: The Glynn County Public Works Department will provide 2 free pick-ups a year of bulk items (furniture, moving boxes, etc.) and white goods (household appliances.) All appliances, including refrigerators and freezers, need to be cleaned out and emptied prior to pick up.

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Next meeting will be Monday, December 7, 2020 at 6:30 PM at the Stellar Center, Brunswick, GA.

Meeting adjourned at 7:27 pm.

Respectfully submitted,

Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting – December 7, 2020**

Board of Directors present: Absent:

Marshall Hogue
Donald Saunders
Lawrence Gipson
Don Freund
Marvin Reese
Todd Leiferman

Oatanisha Dawson

The meeting was called to order at 6:33 pm

Financial Report – Don Saunders presented the financial report:

- We have 6 property owners with outstanding 2020 annual dues. Liens have been applied to 4 of those properties so far and another is on a payment plan.
- We were about \$5,000 over budget for November due to the purchase order of two new pond fountains for the entrance.

Note: Invoices for annual dues will go out soon. 2021 dues will be \$425 and will be due by February 15th.

Unfinished Business

1. MGH Inc. has been selected to remove some problem vines and trees in neglected common areas.
2. The board discussed the plan to get the storage lot organized and the removal of the inoperable “stuff.”

New Business

1. Marshall Hogue, the Lexington Place Property Owners Association President is moving soon. This is a move that was not anticipated until just recently. Marshall and his wife Elonda have dedicated many hours to making Lexington Place a better community for us and our families. If you see them, please thank them for their hard work and wish them luck. They will be missed and hard to replace, but they will remain in the general area.
2. The board voted to delay the installation of pine straw to common areas until the spring.

Note: The Glynn County Public Works Department will provide 2 free pick-ups a year of bulk items (furniture, moving boxes, etc.) and white goods (household appliances.) All appliances, including refrigerators and freezers, need to be cleaned out and emptied prior to pick up.

Please contact Customer Service for your free Bulk Item and White Good Pickup or Recycling Bin at 912.554.7111 or schedule online: <http://qpublic.net/ga/glynn/whitegoods/>

HOA Points of Contact:

President - Marshall Hogue - (912) 275-8021
Vice President - Oatanisha Dawson - (912) 261-2161
Treasurer - Donald Saunders - (912) 289-9574
Secretary - Todd Leiferman - (573) 528-3169
At-Large - Lawrence Gipson - (912) 996-1650
At-Large - Don Freund - (912) 223-7154
At-Large - Marvin Reese - (912) 602-2631

Note: If there's an emergency, contact 911.

If you have questions or concerns for the board, contact us at: LexingtonPOA@Yahoo.com.

Visit our webpage at: <https://www.lexingtonplace.org>

Next meeting will be Monday, January 11, 2021 at 6:30 PM at the Stellar Center, Brunswick, GA.

Meeting adjourned at 7:08 pm.
Respectfully submitted,
Todd Leiferman