

**LPPOA Board of Directors
Minutes of Meeting –January, 2016**

Board of Directors present: Absent:

Bill Mullaney
Randy Luukkonen
Don Freund
Mary Anne Lesiak
Tim Wilson
Scott Charter
Todd Leiferman

Meeting was called to order at 6:35 pm.

- **Financial Report** – Scott presented the financial report to the board:

In December 2015, we were under budget by \$251; for the year, we are over budget by \$227. There were no significant variances in budget to actual for the month of December. The pond was slightly over budget due to payment of two monthly cleaning invoices, plus the shipping of the faulty motor. Scott will audit the payments to this vendor, because it appears we may have been billed for an extra month of cleaning.

Payments of \$6,125 were received during the month to be applied towards 2016 HOA dues.

Note: Change for 2016; annual dues must be paid prior to February 15th.

Unfinished Business

- **Moving the Pool Meter** – We are on schedule to move the pool meter to its proper location this Spring.
- **Pond Pumps** – All pond pumps are now working. The two pumps on the left and right side of the guard shack are working on borrowed time. We are looking at our options for having to replace them in the future.
- **Termite Damage at the Guard Shack** – The guard shack has sustained some termite damage. A new door will need to be hung due to the termite damage. We are in the process of getting estimates for the repair.
- **Liens on homeowners for non-payment of dues** – We have six properties that are delinquent in the subdivision.
- **Community Communication** – We now have a community Facebook page for those that are interested:

www.facebook.com/LexingtonPlaceBrunswick
- **Common Areas are to be Re-bid** - Coastal Landscape, Southern Curb Appeal, and Coastal Greenery.

- **Work Around the Pool Area** – Due to a lack of storage at the pool, we will be converting one of the bathrooms to a “unisex” bathroom and the other one will be converted to a storage room. We will be renovating the new bathroom and it will be much nicer than the existing ones. In addition, we will remove two of the four existing outdoor ceiling fans and replace them with two new ones. This work will go out for bid.
- **New Camera at Storage Area** – The camera that covers the storage area needs to be replaced. Randy will do this himself.
- **New Sign at Entrance** – We will be consolidating the multiple signs at the entrance with a single, more aesthetic looking sign.
- **Dues** – Lexington Place Homeowner dues must be paid by February 15, 2016 to avoid penalty. Mail your \$350 check to:

**Lexington Place Property Owners Association
471 Freedom Trail
Brunswick, Georgia 31525**

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606
 Randy Luukkonen (Vice President) – 912-580-6817
 Don Freund (Member at large) – 912-223-7175
 Mary Anne Lesiak (Member at large) – 912- 342-7578
 Tim Wilson (Member at large) - 912-267-3389
 Scott Charter (Treasurer) – 802-881-8252
 Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, February 9, 2016 at 6:30 pm at 532 Freedom Trail, Brunswick.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person.

Meeting adjourned at 7:54 pm.
 Respectfully submitted,
 Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting –February 16, 2016**

Board of Directors present: Absent:

Bill Mullaney
Randy Luukkonen
Don Freund
Mary Anne Lesiak
Tim Wilson
Scott Charter
Todd Leiferman

Meeting was called to order at 6:33 pm.

- **Financial Report** – Scott presented the financial report to the board:

In January 2016, we were over budget by \$686. This variance was the result of a couple of unplanned expenses when drafting the budget that occurred at the end of last year. We were slightly over budget in almost every line of business. Ponds exceed budget by \$330 driven by the pump repair for \$420; landscape exceeded by \$175 due to the allocation of the new door for the guardhouse; streetlights exceeded by \$207 due to repairs to multiple streetlights; other exceed by \$125 for the initial payment on the covenant sign. As of today's meeting, we still have 30 homeowners who have not paid 2016's HOA dues.

Payments of \$14,235 were received during the month. These were primarily towards 2016 dues except \$350 for mailboxes and \$810 towards past due bills.

Note: All homeowners who have not paid their 2016 HOA dues will now be assessed a late fee. As of tonight's meeting, we have about 30 delinquent properties.

Unfinished Business

- **Renewal for 2016's Landscaping Contract** - Coastal Landscape will continue to maintain our common areas for the next three years. Annual cost will remain the same as the previous four years.
- **Moving the Pool Meter** – Bill met with Joe Stone on moving water lines. He is still interested, however it may be a month or so from now. Initially the board gave consideration to moving the meter ourselves, but the unknown problems and down-the-road issues are offset by bringing in a professional and spending the extra money.
- **Hiring of a Handyman**– A handyman was recently hired to replace the guard house door (this has been completed). Also the pools unisex bathroom is being painted, sink and faucet replaced, exhaust fan replaced, dead bolt added on door and toilet being repaired. Also at the pool area the ceiling is being power washed and 4 ceiling fans have been removed and replaced with 2 larger fans. Work will be completed prior to pool opening of April 1st.
- **Renovation of the Tennis Court** – We are currently looking into the cost of renovating the tennis court area and to possibly add a basketball hoop in the court area. In addition, perhaps

setting the court up to accommodate Pickle Ball. More to follow as we start seeing estimates on the associated costs.

- **New Sign at Entrance** – The sign is complete and will be put up shortly. It will be installed to the front of the first island as you enter Lexington Place.

New Business

- **Pool Edge Painting** – All edges inside the pool must be painted to meet safety regulations. We're currently pursuing our options.
- **Trash in Storm Drains** – We have a few storm drains that have been used to throw away miscellaneous trash. Some of this trash includes food items that are eaten on the way to the school bus stop or at the stop (banana peels, yogurt cups, apples, etc.). Please refrain from putting anything into the storm drains and please remind your kids as well.
- **No Trespassing Signs** – These signs are not permitted in home owner's yards. If you have one in your yard or on your fence, please remove it. See the covenants and restrictions for clarification.
- **Storage Area Gate** – Steve Clark addressed the board regarding the gate to the storage area. The gate is extremely heavy and difficult for some of our residents to open. The board will look at our options and come to a solution.
- **Garage Sale** – We do expect to have another community garage sale. We are tentatively planning for the April 9th or 16th.

HOA Points of Contact:

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Tim Wilson (Member at large) - 912-267-3389
Scott Charter (Treasurer) – 802-881-8252
Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, March 8, 2016 at 6:30 pm at 532 Freedom Trail, Brunswick.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person.

Meeting adjourned at 7:46 pm.

Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – March 8, 2016

Board of Directors present:

Absent:

Bill Mullaney
Don Freund
Mary Anne Lesiak
Tim Wilson
Scott Charter
Todd Leiferman

Randy Luukkonen

Meeting was called to order at 6:40 pm.

- **Financial Report** – In February 2016, we were over budget by \$1,737. This variance was driven primarily by the purchase of mailboxes to replenish stock. The purchase of mailboxes in February totaled \$1,462. The annual budget includes \$1,400 for these purchases, but in the budget the cost is spread throughout the year. As such, this variance appears now but will decrease throughout the year.
- We have 25 homeowners who are delinquent on 2016's HOA fees. Late fees have been assessed and we are in contact with those homeowners.

Unfinished Business

- **New Sign at Entrance** – The new covenant and restriction sign was installed at the entrance. In addition, the "Welcome Home" sign was moved closer to the entrance.
- **Moving the Pool Meter** – Bill spoke with Joe Stone and the meter will hopefully be moved next week.
- **Hiring of Handyman** – We recently hired a handyman to replace one of the guard shack doors and to conduct some renovations around the pool building. One bathroom in the pool building has been converted to a storage room and the other was renovated and will now be a "Unisex" bathroom. A new deadbolt was added to the functional bathroom. In addition, the outdoor ceiling area of the pool house was power-washed and the fans were reduced from four to two, and replaced with two new ones.
- **County Inspection of Pool** – To meet county inspection requirements, all edges inside the pool must be permanently marked. This will occur this month and should not impede the opening of the pool on April 1. The cost to have this done is \$375.00.
- **Renovation of Tennis Courts** – Tim solicited some companies to bid on the cleaning and resurfacing of our tennis court. The bids ranged from about \$6,000 to \$10,000. The board members voted to not spend the money at this time to have the work done. If we determine that the court receives a lot of traffic, we'll revisit the vote, however at this time, we don't think it warrants spending that amount of money. We will look into perhaps just having the court power-washed. Don and Randy will head up the re-setting of the net posts in concrete.

- **New Basketball Hoop** – The board agreed to take a look at adding a high quality basketball hoop to the tennis court area. Don and Tim have agreed to head up the project.

New Business

Community Garage Sale – Lexington Place will be having a community garage sale on Saturday, April 23 from 8:00 am to 12:00 noon (see attached flyer). Mary Anne is heading up this project.

Discussion on Mailboxes – The board discussed the inconsistency of mailboxes across Lexington Place. Currently, Phase II has several mailboxes that do not meet the covenants and restrictions guidelines.

Storage Area – Earlier in the year, there were complaints regarding the gate at the storage area. Residents were having a difficult time opening the gate. As of today's meeting, the gate can easily be opened with one hand. If not pushed straight open, the wheels fall off the rail. Randy will add another wheel to help prevent this from happening.

- **The storage area is filling up! If you have an untitled vehicle, trailer, boat, etc., the board is asking you to title it or move it. The board will be contacting those who have these types of vehicles in the storage area.**
- **The space within the storage area is not being used efficiently. If you have something in the storage area, be prepared to move piece of equipment in an effort to maximize the available space.**

Covenant Violations Discussion - If you change the appearance of your property, you are technically changing the original approval the builder had to obtain from the HOA. Fences, sheds, additions to homes, pools, screen enclosures, major landscaping changes, etc., all require a submission of plans and the subsequent approval of the board before any work can begin.

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Mary Anne Lesiak (Member at large) – 912- 342-7578
Tim Wilson (Member at large) - 912-267-3389
Scott Charter (Treasurer) – 802-881-8252
Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, April 12, 2016 at 6:30 pm at 532 Freedom Trail, Brunswick.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person.

Meeting adjourned at 8:07 pm.

Respectfully submitted,
Todd Leiferman

LPOA Board of Directors Minutes of Meeting – April 19, 2016

Board of Directors present: Absent:

Bill Mullaney
Randy Luukkonen
Don Freund
Mary Anne Lesiak
Tim Wilson
Scott Charter
Todd Leiferman

Prior to the meeting, all board members met at a central location at 6:30 PM and then drove through the community to identify covenant violations by address. We then met at the pool to discuss possible courses of action regarding a crack in one of our pools, which has delayed opening of the pool this year. We then held the monthly board meeting.

- **Financial Report** – Scott presented the financial report to the board:

In March 2016, we were under budget by \$3,423. This variance was driven by several factors and is a bit of a misleading figure due to timing.

While we were well under budget in March, and are now \$1,000 below budget year to date, the reality is that most of this is due to timing and should not be considered a long term positive variance.

Payments of \$7,250 were posted during the month. These were allocated as \$5,860 to 2016 dues, \$1,040 to 2015 dues and \$350 to mailboxes.

Due to the impending large expenditure for the pool repair/replacement, I propose that we review any large projects for potential deferral to next year. We currently have the tennis court rehab project in the works so we should probably finish that, and we are committed to the proper installation of the pool water meter. Beyond that though, we had the following items on our wish list that could potentially be cancelled or deferred to free up funds towards the pool project:

- \$1,000 for storage area clean up and gate repair;
- \$1,500 for pond retaining wall improvements;
- \$1,500 for additional street light;
- \$4,000 for pond fountain replacements;

Unfinished Business

- **Renovation of the Tennis Court** – Minor renovations will occur at the tennis court this year. We plan to pressure wash the existing surface, fix the tennis net posts, replace the net, and add a permanent basketball hoop.

- **Pool Discussion** – The board agreed to close the pool for the summer. Both pools are in poor shape and even though the “kid’s pool” remains operable, we agree that having a dirty, half-filled pool next to it, does not create a safe environment, even if we were to temporarily fence it in. In addition, we agreed that sinking any additional money into these pools is probably not the best option for our community, though it does remain an option. All board members agreed that we should remove both pools and install a much larger pool in their place. We have received and continue to solicit estimates on the installation of the new pool. At the present time, our reserves will not outright cover the cost of the new pool. Scott (Treasurer) is currently looking into our financing options. Ultimately Lexington Place will likely need to put together a combination of funding options, which could include special assessments, loans, use of annual revenues from residents, and use some of our current reserves.

While the board members have agreed on replacing the pool, we will not move forward with the replacement until we have a community meeting. The date, time, and location of the meeting will go out via email and will be displayed on the community sign at the exit.

- **Garage Sale** – The community garage sale will take place this tomorrow

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606
Randy Luukkonen (Vice President) – 912-580-6817
Don Freund (Member at large) – 912-223-7175
Mary Anne Lesiak (Member at large) – 912- 342-7578
Tim Wilson (Member at large) - 912-267-3389
Scott Charter (Treasurer) – 802-881-8252
Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, May 10, 2016 at 6:30 pm at 532 Freedom Trail, Brunswick.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person.

Meeting adjourned at 8:55 pm.
Respectfully submitted,
Todd Leiferman

LPPOA Board of Directors Minutes of Meeting - Jun 14, 2016

Board of Directors present: Absent:

Bill Mullaney
Randy Luukkonen
Don Freund
Mary Anne Lesiak
Tim Wilson
Scott Charter
Todd Leiferman

Prior to the meeting, a homeowner addressed the board regarding the approval of placing a structure on their property.

Note: The construction or placement of any structure on properties within Lexington Place must be approved by the Property Owner's Association Board of Directors. This includes but not limited to: pools, sheds fences, etc. If in doubt, contact us at LexingtonPOA@yahoo.com.

At 6:40 pm, the board members met at the community pool to discuss the size of the new pool.

- **Financial Report** – Scott presented the financial report to the board:

In May 2016, we were under budget by \$1,545. This variance was largely driven by the pool being out of service. The pool expenses were under budget by \$1,096 for the month. We do have ongoing costs associated with utilities (electric and water) but other costs are being avoided while the pool is out of service. Additionally, landscaping was under budget for the month by \$573 but this is related to timing. The pine straw purchase was budgeted for May but was actually purchased in March.

One additional payment was received in May bringing our overall collection rate to 95% for 2016 (9 outstanding properties) and still 98% for 2015 (4 outstanding properties).

Unfinished Business

- **Renovation of the Tennis Court** – Minor renovations will occur at the tennis court this year. Equipment for these renovations have been procured and construction/clean-up should occur this week or next. This work will be done by a couple of the board members and will be headed-up by Don.
- **Pool Discussion** – To this point, we've had several different pool builders give us several different quotes on construction of the new pool. These quotes included large pools, medium pools, salt water pools, traditional chlorine pools, 5' and 6' depths, etc. Also, the quotes ranged from \$55,000 to \$84,000, some of which included hauling away debris from the current pool and some that did not. The board voted on the exact specifications we thought would be best, so we could get one last final quote from these pool builders, so we could compare apples to apples. After we voted on each different aspect of the pool, below are specifications and work requirements we agreed upon:

Size: 35'x40' (this is about 600 sq. ft. larger than our two current pool's sq. footage combined)

Depth: 3' at the shallow end - 6' at the deep end

System: Salt water

Construction: Builder must haul away all debris and include the cost in estimate.

Total Cost: Approximately \$75,000

New Business

- **Special Assessment for the Pool** – The board members voted and agreed that a special assessment for all property owners will occur to help pay for the pool. Options for how we may levy the assessment and total cost will be presented to the community once we select the final winning bid.

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606

Randy Luukkonen (Vice President) – 912-580-6817

Don Freund (Member at large) – 912-223-7175

Mary Anne Lesiak (Member at large) – 912- 342-7578

Tim Wilson (Member at large) - 912-267-3389

Scott Charter (Treasurer) – 802-881-8252

Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, July 12, 2016 at 6:30 pm at 532 Freedom Trail, Brunswick.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person.

Meeting adjourned at 8:10 pm.

Respectfully submitted,

Todd Leiferman

LPPOA Board of Directors Minutes of Meeting – July, 12 2016

Board of Directors present:

Bill Mullaney
Randy Luukkonen
Don Freund
Scott Charter
Todd Leiferman

Absent:

Mary Anne Lesiak
Tim Wilson

Note: The construction or placement of any structure on properties within Lexington Place must be approved by the Property Owner's Association Board of Directors. This includes but is not limited to: pools, sheds fences, etc. If in doubt, contact us at LexingtonPOA@yahoo.com.

The meeting was called to order at 6:35 pm

- **Financial Report** – Scott presented the financial report to the board:

In June 2016, we were under budget by \$4,694. This variance was largely driven by the pools being out of service and deferral of other costs. The pool expenses were under budget by \$1,123 for the month. We have ongoing costs associated with utilities (electric and water) but other costs are being avoided while the pool is out of service. Additionally, ponds were under budget for the month by \$2,780. The majority of this variance relates to a budget of \$2,000 that was planned for pond pumps, which is being deferred until 2017.

One additional payment was received in June. Our overall collection rate remains at 95% for 2016 (8 outstanding properties) and still 98% for 2015 (3 outstanding properties).

Unfinished Business

- **Renovation of the Tennis Court** – A new basketball hoop was installed at the tennis court. Thanks go out to Don and Randy for volunteering their time to make this happen.
- **Pool Discussion** – Much of our meeting was focused on the replacement and funding of the new community pool. Based upon an analysis of similar neighborhoods and their amenities, the importance of sustaining Lexington Places' competitive position in the marketplace and the necessity of maintaining property values for all owners, the board voted to replace the existing two small fiberglass pools (once cracked and one nearing the end of its life expectancy) with one concrete pool. Basically, the space vacated by the removal of the two pools will be the size for the new pool.

Lexington Place Property Owner's Association has managed to build up a significant amount of reserves, thanks to the leadership of previous and current board members. Healthy reserves will allow us to bring \$40,000 cash forward, however we will be short \$35,000, which will make it necessary to increase the dues to offset the cost.

We discussed the fact that there has been some anxiety regarding how the new pool would affect the property owners financially, and we believe it's important to get that information out. Based upon our reserves and availability of credit, we are forecasting a total cost of about \$400 for each property lot, which will be collected over a four-year period. We (the board members) are proposing raising the HOA fees to \$450 for a 4-year period. This will allow us to pay for the pool in full over a couple year period and replace the cash we are bringing forward.

New Business

- **Street Lights** – Georgia Power informed Bill that the way our 22 streetlights are currently hooked up to power is no longer authorized. Georgia Power recommended turning the maintenance of the lights over to them, which would cost us about \$8,000 a year. We currently pay about \$1,850 a year. Bill is currently working with the electrician who installed the lights on other more affordable options.
- **Elections** – There are several seats that will be open for nominations this fall. If you are interested or you know someone who would like to fill these positions, please let us know so we can ensure you are nominated in time for the elections.

President

Member at Large (2 seats)

Treasurer

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606

Randy Luukkonen (Vice President) – 912-580-6817

Don Freund (Member at large) – 912-223-7175

Mary Anne Lesiak (Member at large) – 912- 342-7578

Tim Wilson (Member at large) - 912-267-3389

Scott Charter (Treasurer) – 802-881-8252

Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, August 9, 2016 at 6:30 pm. Location TBD.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person. Please let us know you wish to attend and we'll make time for you to address your concern(s).

Meeting adjourned at 8:42 pm.

Respectfully submitted,

Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting – August, 16 2016**

Board of Directors present:

Absent:

Mary Anne Lesiak
Randy Luukkonen
Tim Wilson
Don Freund
Scott Charter
Todd Leiferman

Bill Mullaney

The meeting was called to order at 6:45 pm

- The meeting began with a quick architectural review of a shed request.
- **Financial Report** – Scott presented the financial report to the board:

In July 2016, we were over budget by \$633. This variance was largely driven by the pool being out of service and deferral of other costs offset by the purchase of additional mailboxes to replenish inventory. The pool expenses were under budget by \$1,142 for the month. We have ongoing costs associated with utilities (electric and water) but other costs are being avoided while the pool is out of service. Additionally, ponds were over budget for the month by \$450, but this variance relates to a delay in the billings for pond cleanings. In the month of July we were billed for June and July pond cleaning expenses at \$385 per month.

No additional payments were received in July, but we have received some payments in August. Our overall collection rates remain at 95% for 2016 (8 outstanding properties) and 98% for 2015 (3 outstanding properties).

Unfinished Business

- 16 of our 22 streetlights were not correctly installed during the construction process. This required that we pay \$2,400 to have them properly wired. We are now able to continue with the original monthly payments without an increase.
- The construction of the pool should begin sometime this fall or winter, with it being operational by pool season next year. We will provide more information as needed at the annual meeting.
- Nominations are due no later than September 24, 2016. Please complete the attached nomination form and either send it back to me or drop it in the HOA mailbox at the entrance/exit. There will also be blank forms located near the entrance in the near future. You must be a property owner to vote and to be nominated. The following positions are open for nomination:

President
Member at Large (2 seats)
Treasurer

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606
Randy Luukkonen (Vice President) – 912-580-6817
Don Freund (Member at large) – 912-223-7175
Mary Anne Lesiak (Member at large) – 912- 342-7578
Tim Wilson (Member at large) - 912-267-3389
Scott Charter (Treasurer) – 802-881-8252
Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Tuesday, September 13, 2016 at 6:30 pm. Location: Best Western Plus, Brunswick, GA.

Note: Homeowners are welcome to address the board at our monthly meetings if they have issues, questions, or concerns they wish present in person. Please let us know you wish to attend and we'll make time for you to address your concern(s).

Meeting adjourned at 7:20 pm.
Respectfully submitted,
Todd Leiferman

**LPPOA Board of Directors
Minutes of Meeting – September, 13 2016**

Board of Directors present:	Absent:
Bill Mullaney	Don Freund
Mary Anne Lesiak	Scott Charter
Randy Luukkonen	
Tim Wilson	
Todd Leiferman	

The meeting was called to order at 6:33 pm

- **Financial Report** – Scott presented the financial report to the board:

In August 2016, we were over budget by \$1,157. This variance was largely driven by the pool being out of service and deferral of other costs offset by the additional costs related to the streetlight disconnects required by Georgia Power. The pool expenses were under budget by \$1,119 for the month. We have ongoing costs associated with utilities (electric and water) but other costs are being avoided while the pool is out of service. The additional expenses for bringing streetlights into compliance was \$2,400.

In August, we received payment of past due dues dating back several years and also cleared a partially paid account. With these additional collections, our overall collection rates increases to 97% for 2016 (6 outstanding properties) and 99% for 2015 (2 outstanding properties).

Unfinished Business

- **Renovation of the Tennis Court** – Due to the cost of the new pool, the board voted to push this project off until next year.
- **Pool Discussion** – Construction on the pool is set to begin in early December of this year. Payment will be made in increments as pre-established construction benchmarks are reached by the builder. Mary Anne is heading-up the selection of the pool colors.
- **2017 Budget** - The budget for next year has not been finalized and is still in the works.
- **2017 Projected Projects:**
 - Power washing the entrance area
 - New American flag(s)
 - New pool furniture
 - Ordering of dumpsters for community clean-up (twice a year)
 - Flower beds
 - Addressing the erosion at the small ponds at the entrance
 - Fountain pumps
 - Pine straw

- **Elections** – As of now, we’ve received no nominations for the vacant positions:
 - There are several seats that are open for nomination. If you are interested or you know someone who would like to fill these positions, please let us know so we can ensure you are nominated in time for the elections. There are nomination forms located at the subdivision exit. Complete the form and drop it in the Lexington Place mail box.

President

Member at Large (2 seats)

Treasurer

New Business

- The annual homeowner meeting will be on October 13, 2016 at 6:30 PM at the Best Western Plus off of I-95 exit 38.

HOA Points of Contact:

Bill Mullaney (President) – 912-289-9606

Randy Luukkonen (Vice President) – 912-580-6817

Don Freund (Member at large) – 912-223-7175

Mary Anne Lesiak (Member at large) – 912- 342-7578

Tim Wilson (Member at large) - 912-267-3389

Scott Charter (Treasurer) – 802-881-8252

Todd Leiferman (Secretary) – 573-528-3169

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

Next meeting will be Thursday, October 13, 2016 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:21 pm.

Respectfully submitted,

Todd Leiferman

**LPPOA Annual Meeting of Property Owners
Minutes of Meeting – October 13, 2016**

Board of Directors present:

Bill Mullaney
Randy Luukkonen
Don Freund
Scott Charter
Tim Wilson
Todd Leiferman

Absent:

Mary Anne Lesiak

Properties Represented (includes board members):

635 Freedom Trail	12 Pilgrims Lane	642 Freedom Trail
637 Freedom Trail	16 Pilgrims Lane	638 Freedom Trail
404 Freedom Trail	18 Pilgrims Lane	28 Patriot Court
424 Freedom Trail	107 Delaware	
544 Freedom Trail	205 Liberty Square	
110 Lexington Way	424 Freedom Trail	
193 Liberty Square	506 Freedom Trail	
26 Patriot Court	480 Freedom Trail	

The meeting was called to order at 7:09 pm Bill Mullaney, HOA President.

1. A basic meeting agenda and the financial report up to today's date were distributed to attendees. The following agenda was addressed:
 - Introduction of the current board members – Bill Mullaney
 - The Financial Report – Scott Charter
 - A review of 2016 accomplishments for the community – Bill Mullaney
 - Items/agenda that board members wish to accomplish in 2017 – Bill Mullaney
 - Open forum for questions
 - General Discussion
2. **Financial Report** – Lexington Place currently has approximately \$60,000 in reserves. While the pool is another subject for discussion in tonight's meeting, our budget currently revolves around it. With the impending new pool project, our reserves will be greatly impacted. Originally, the board had agreed to obtain a loan for the construction of the pool. However as we near the construction date, it appears that we are in a position to pay for the pool with our reserves and incoming dues from homeowners. Our ability to pay for the pool without obtaining a loan has been made possible by reducing or delaying projects in 2016 and the fact that there were no pool maintenance costs for 2016. Paying for the pool without taking a loan will lower our reserves to about \$7,000 for a couple of months towards the end of calendar year 2017, however, it will save the association loan and interest fees. The board believes it's in the homeowner's best interest to pay for the pool using current and future dollars in lieu of obtaining a loan.

In 2016 we had about a 97% collection rate for association fees. All homeowners in arrears have had liens placed on their properties. The board continues to work to improve the collection rate, though 2016 collection rate of fees has been one of the best since the board was established. We will continue to work to get the 3% caught-up on their dues.

The board has budgeted approximately \$10,000 in 2017 for improvements, though we retain the option of delaying or cancelling the improvements due to the construction of the new pool; 2017 improvements including:

- New pool furniture
- Clean-up/restoration of the Lexington Place signs at the Harry Driggers entrance
- Flowers for flower beds
- Pine straw around tree and flower beds
- Pond erosion prevention measures
- Pond fountains

Home sale data for Lexington Place:

Total Sales 2016	18
Average Sales Price	212,117
Average Sales Price / Sq. Foot	96.60

3. **2016 Accomplishments:**

- Installed a new covenants sign at entrance
- Replaced door at the guard shack due to termite damage
- Held the 2nd annual garage sale
- Move the pool meter off of private area to common area
- Renovated and converted the women's pool bathroom to unisex.
- Converted men's pool bathroom to storage
- Installed new ceiling fans at the pool area
- Installed basketball hoop at tennis court
- Had 16 street lights re-wired to meet safety standards

4. **Election of the 2016 Nominees:**

- President – Bill Mullaney (re-elected- two year term)
- Member at Large – Don Freund (re-elected- two year term)
- Member at Large – Peer Brunnschweiler (newly elected- two year term)
- Treasurer – Scott Charter (re-elected- two year term)
- Vice President - Randy Luukkonen (one year left on term)
- Communications Officer - Todd Leiferman (one year left on term)
- Member at Large – Tim Wilson (one year left on term)

5. Open Forum/Questions and Answers

Q: How many lots are there in Lexington Place?

A: 175

Q: What have the average sales prices of recent sales in Lexington Place been?

A: See the follow-up work conducted by Scott below:

2016:

Total Sales 2016	18
Average Sales Price	212,117
Average Sales Price / Sq. Foot	96.60

Q: Were homeowners consulted on the construction of the pool; whether or not we even wanted one.

A: Lexington Place was originally advertised as a Tennis/Pool community. As far as the board members were concerned, not replacing the pool was never really an option we considered. We discussed at length the viability and benefits of polling, contacting, or holding a meeting to discuss the pool with homeowners, however based upon lack of interest of previous meetings (including this one) and lack of success with communicating with the 175 property owners using various methods, we made the decisions for the community as elected association members.

Q: Are you sure that not financing the pool is the best way to go?

A: Based on our analysis of current reserves and historical HOA fee collection rates, we believe we can save homeowners money by paying for the pool in cash without a substantial risk of being financially insolvent during a short 2-3 month period. We also have the ability to cancel/delay about \$10,000 budgeted for 2017 improvements if necessary. Should an emergency arise, we can still approach the bank for a loan.

Q: How do our rates compare to other similar subdivisions.

A: Even though our rates will rise to \$450 this year, they are the same or less than other subdivisions on Harry Driggers Blvd that share similar amenities. One amenity we have over other subdivisions that's often overlooked is the large storage lot near the pool.

6. General Discussion

- Three other subdivisions along Harry Driggers have turned the HOA duties over to a management company. The management company charges around \$1,000 a month just to keep the books and perform other administrative functions. If this were to happen to LP, we would have to raise HOA annual dues to offset the additional \$12,000 added to our current expenses. In addition to the management company fees, we would also likely see a significant rise in maintenance fees because of the work some of the board member do. These expenses would be spread out over the 175 properties.

- There has been some talk among the current board members regarding the lack of interest by the community to take up open positions on the board. The board will discuss the possibility of crediting all or portions of the annual HOA fee for time spent on the board and general service to the community. More to follow on this in the future.
 - We may look at having a large dumpster placed somewhere in the subdivision twice a year. This will give homeowners a place to dump trimmed bushes and trees, garage clutter, etc. More to follow on this as well.
7. The board thanks Mr. Sanjay Bhatka for allowing us to hold the annual meeting in his facility. In addition, thank you to everyone who helps our community.

Meeting adjourned at 8:10 pm.

Respectfully submitted,
Todd Leiferman