

## August 9, 2023 HOA Meeting

### Minutes

- Call to Order: The meeting of the TLHOA, held at the Pavilion in the Commons Area, was called to order by the President at 6:30 PM. Board members present were Gerald Bell, President; Carrie Miller, 1st VP; Ginger Potts, Treasurer; Jenna Foster, Secretary. 5 additional homeowners were present.
- Secretary's Report: The Secretary position was filled before the meeting. The minutes from the last meeting were prepared by the President and approved as submitted.
- Treasurer's Report:
  - Annual audit was completed and no issues were found
  - The Form 1120 was filed for tax purposes
  - Dues:
    - Three dues are still owed; attorney is working on it
  - Checking balance brought forward: \$32,148.45
  - Revenue from dues and estoppel fee: \$891.31
  - Expenses for mowing, utilities, attorney's fees, the Lake Doctors, USPS and Harbor Freight: \$2,651.38
  - Balance as of 7/31/23: \$30,388.37
  - Balance of Road Fund as of 7/31/23: \$16,126.50
- Acc Report: No updates
- Other Committee Reports: No other reports
- Old Business:
  - Roads:
    - No response received to request for report
    - Road repairs: North Florida Asphalt picked by board to repair Cottage Wood and White Pine
  - The Lake Doctor: No additional updates at this time
  - High grass/unkept yards: A monthly post will be added to NextDoor for the purposes of reminding homeowners to maintain their yards
  - County: The county approved putting delineators at curves and will wash the street signs

- Lights at entry sign: This is still pending
- Dues Discussion:
  - Since we are going ahead with road repairs the board approved increasing the annual dues to \$210
  - This will be communicated to homeowners by a post to the website, NextDoor and on the marquee
  - Website: Will follow up with the Webmaster.
- New Business: Trees overhanging the roads - We need to call for estimates for removing the trees overhanging the roads. It is having an impact on the WastePro trucks.
- Business from the Floor:
  - Concerns from homeowners present - Broken down cars in yards: Per the county, as long as the cars have an active tag there is no action we can take other than to ask the homeowner to clean up the car and yard.
  - There was no other business and no other comments or concerns from homeowners present
- Adjournment: The meeting was adjourned at 6:53PM

Respectfully submitted by Jenna Foster, Secretary

Jenna Foster