

HOA Board Meeting Minutes

January 9th, 2025 – Montclair Board of Governors.

Location: Meeting was held on January 9th, 2025, at the Warren Road Community Center.

Call to Order: at 6:30pm. 1st motion (David) and 2nd motion (Melvin)

Members in attendance: David Zange, Greg Lacock, Wes Hopkins, Melvin La Pan, LeaAnne Jackson, Kathy Kennedy, Anne Rhein's, Drew Robinson.

Guest Speaker: Tina Slendak – District 7 Commissioner

- Discussed FEMA pickup, hurricane response, charter review and hiring EMA Director

Review Last Months Board Minutes: Reviewed 1st motion (Kathy) and 2nd motion (Drew) for approval of the minutes. Approved by all present.

HOA Officers for 2025:

- David Zange – President
- Greg Lacock – Vice President
- Wes Hopkins – Treasurer
- Kathy Kennedy – Secretary

Financial and P&L: Catherine went through the P&L and several call outs.

- HOA Assessments revenue was exceeded by 10k dollars. Efforts to collect all dues owed have been very successful.
- Pool memberships were the highest they have been in years, over 14k more than expected revenue.
- Concessions did well in 2024 between cost and revenue.
- Guest fees were great this year, more than twice our normal collections.
- The Swim Team did great as well and brought in more than expected revenue.
- Courts membership revenue is up as well, the largest so far.
- Instructor fee revenue was down this year to the hurricane and bad weather.
- Miscellaneous income had a small check come in for some of the insurance reimbursements.
- Pool maintenance did go up in expense.
- Pool wages were at budget.
- Insurance continues to go up due to weather damage and inflation
- Court resurfacing over 60% was paid for by pickleball activities and a small percentage from donations to cover much of the project cost, the HOA paid 40% to cover the remaining portion of the resurfacing.
- New bathrooms and a water fountain were installed at the crane ferry park for the residents and court members
- Spoke to the pickleball registration software, this has been a great tool for Anne and membership tracking.
- HOA had to pay \$25k dollars to have all the trees from the hurricane that were in the parks and pool removed. \$20k was structure impacting submitted to insurance and the \$5k was the HOAs responsibility to remove due to not structure impacting.
- Website maintenance and upkeep is done by board member Wes, which allows this service to be very inexpensive.

- Online HOA and Pool payment portals are working great, already receiving thousands of dollars of HOA payments that started in January.
- Mailing and legal fees have been slightly higher than expected due to attempts to collect due to dues and legal advice.

Approved P&L report 1st motion (Greg) and 2nd motion (Melvin)

Legal:

- Received information from the lawyer about the Sykes property lien. They are requesting to pay this off to sell the property. Over \$2k dollars, which is great.

Insurance:

- Submitting quotes and working with the insurance company on reimbursement. This is going to continue to be a process going forward.
- Workers Comp insurance audit was submitted.

Communication/Welcoming:

- Kathy provided updates to welcome packets and there are several that she has still not been able to meet. She is going to continue to work on this. Provided a yearly summary of these efforts.
- Payton Hargrove was unable to be at the board meeting due to a sick family member. This was to discuss brick repairs or general information.
- Kathy also spoke about posting general information to Facebook for people who have house items (windows, bricks, etc.)
- GA Power and grid should now be fully restored fully.
- Discussed neighborhood yard sale dates, the board discussed the relevance of continuing the yard sales due to low participation. The board opted to continue the yard sales, the 1st one is set to be the weekend of April 26th 2025.

Website:

- Website Portals for the HOA work great and will be working on website updates.

Newsletter:

- Drew spoke about continuing to engage with residents on repairs and where we stand.
- Architectural request information on the newsletter.
- 2nd Sunday, Sunday Serve has been a great success. Working on the bad cable lines and getting them picked up. This will be continuing until master's 2025, meeting at the Warren Baptist Church.

Pool:

- The baby pool was damaged severely, we have received quotes to repair the baby pool and replace all the concrete.
 - 1st motion (Greg) and 2nd motion (Kathy) for approval the quote for the \$22,4K to repair the baby pool. Approved by all present
- The fence on the right side of the pool was lost. Will be submitting this to Nichols Management to pay for us to get the better 8-foot fence and materials.
- The sound system at the pool was damaged due to the poles that came down
- The back deck had some damage from the trees and bad boards. Getting neighbors to help with these repairs due to cost because this would cost \$14k or more.

- Lights damage as well due to falling trees from the Hurricane. Howell Electric is meeting with us at the pool to see this issue and hopefully getting us a quote for repair.
- Pavilion Debris Removal and Rebuild. We got a great estimate of \$28k, building back a similar quality to what was there. The insurance only provides \$18k in replacement.
 - The board requested more of a quote to know about the materials, structural design of the pavilion to be built.
 - Motion 1st motion (Kathy) and 2nd motion (Melvin) for approval to Haul off Debris for now and the building quote to be provided to be voted on, once we receive more information. Approved by all present

Courts:

- Fencing around the courts and backstop, have been approved and will start the 2nd week of January (weather permitting).
- The backstop at the Crane Ferry Park was great and we saved \$800 or more on the court's quote.

Parks:

- We do not have any quotes for the playground equipment at both parks yet, working on this.

Traffic and Safety:

- The city has been requested to fix the speed sign that was placed on Kings Chapel

Old Business:

- No old business

Resident Questions:

- Joey Aranda (resident) spoke up at the beginning of the meeting about his 3 write-in ballots and wants to be on the 2025 board. Our Vice President addressed his request and stated he was removed from the board in 2024 due to liability and his behavior.
 - The board discussed the situation with Joey and his past actions. He brought up issues with a previous board member, which did not involve his situation or issues.
 - The board proposed two options were proposed:
 - We could accept him on the board and call for a board vote to either remove him from the board or not.
 - The board would vote to not accept the three write-in ballots
 - Drew R. (Motioned) not to accept the write-in ballots for Joey and Kathy K. (2nd the Motion). Motion carried by majority of the board.
 - Joey did indicate he would potentially get a lawyer.
- Thomasine Deer and Mary Deer (residents) were at the meeting.
- Thomasine Deer spoke to the board about the last board meeting, and she felt she was spoken to disrespectfully by an employee of the HOA.

Motion to adjourn the meeting at 7:50pm all in favor.