

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES August 2, 2022**

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Buddy Fortenberry, Doug Fields, Russell Sims and Larry Gumpert

Property Owners Present:

Charlie McClellan, Mike & Anita Hallock. Mike and Paula McCarthy, Johnny Walker

Minutes from previous meeting:

July meeting minutes were approved and accepted by all members

Treasurer's Report:

Doug reported that the deposits were up due to some lien payoffs and owners catching up on their balances for a total of \$6086 and expenditures were \$4810. The bank balance is at \$131,924 and more legal work will be done in the coming weeks.

Board Member Announcements/ Recognitions:

Linda mentioned that she and Ann have fixed the pool gate that keeps coming open. Doug received some input on updating the pool signs to have a refreshed look, to include the GPPOIA logo, and the Board will look into it.

Old Business:

- Buddy updated the Board on the results of the future project survey. The top 3 ideas to be considered at this time are:
 - Constructing more covered areas at the pool. Suggested size will be a 16 x 36 structure on the lakeside fence. Linda made a motion to look into the project and start getting bids in September. Doug 2nd the motion and all members were in favor of making a decision by October to start building it when the pool closes.
 - Increase the playground area to include more picnic tables and swings and sitting areas. Russell will research prices for additional equipment.
 - Provide a BBQ pit in the playground common area. Russell will research prices for that and a possible slab and mounting options.
- Pool Maintenance – Russell has been helping to keep an eye on the shock and chlorine to eliminate green water that has been an issue. The pool is looking much better with his help.
- Legal Documents update – Linda and Doug will follow up with the attorney for the updated Management Certificate and Bylaws amendment that was passed at the annual meeting.

New Business:

- Linda mentioned the costs involved for mailing first class and certified letters to owners with delinquencies and deed restriction violations. She suggested that the letters include language to inform the owners that they will be charged for the postage involved. Larry also suggested that a "service" or "administrative" fee be applied as well due to the time spent on such processes and dealing with the attorneys and filing liens at the court house. However, some discretion on the charges will be used if prior arrangements are approved by the Board. Linda made a motion to start adding the additional charges and Larry 2nd. The fee will be determined.

New Business (cont.):

- It's been discussed that another fun community event is needed and a fish fry has been suggested. The Board agreed to have it on November 12th at 11am at the playground area. Russell will cook and the Board will provide everything needed as far as supplies and the fish. We'll post a notice closer to the date to announce it and let neighbors know to bring a covered dish and join the festivities.
- Due to the change in Board member positions the signature cards at the bank need to be updated. Gwen will handle it and let them know when to go sign.
- The burn pile sign keeps getting run over and something needs to be done to control the area. Linda will work on designing a new one, possibly with placards to display when and when not to add to the pile. It will need to be mounted in a more solid way, perhaps in concrete, so that it will last, and get something over there soon.
- The current gas prices were addressed in regards to Jason Jackson's mowing contract. Linda provided an amendment example to allow him to add an extra charge to his invoices based on the average cost for the month. Doug made a motion to allow his contract to be amended and Russell 2nd. Linda will get with him to explain it and get it signed.
- The rear entrance is in need of repairs or replacement. Linda has been attempting to clean it up and has asked for donated supplies from neighbors. Anita suggested building a mini version of our other sign on Highway 156. The Board agreed to looking into that idea. Gwen will research what was done with that one and update all at the next meeting.

Open Forum with Property Owners:

- Linda let everyone know that the Canal Dredging Committee met and hope to start the project soon. The clean dirt that will be removed will be dumped at the boat ramp area for residents to use.
- Buddy updated that he has sent a copy of the new directory to all of the advertisers along with a thank you card.
- Mike and Anita asked if they could mount a sign in the pool area to not put the lounge chairs in the water, they are scratching the pools surface. The Board agreed for them to do so.
- Johnny Walker mentioned that since the lake level is so low that it would be a good time soon to do a beach cleanup. The board agreed and something will be planned soon when it dries up a little more.
- It's been reported that a security light at the boat ramp area keeps flashing at night. Gwen will call SHECO to get it repaired.

Executive Board Session:


The board adjourned the meeting to discuss past due owners for their maintenance fees and deed restriction review recent architectural improvement requests.

Next monthly board meeting: **September 6th at 6:30pm**

Motion to adjourn at 8:15pm on by Linda, 2nd by Doug and all members were in favor.




Linda Earls, President



Buddy Fortenberry, Vice President



Doug Fields, Treasurer



Russell Sims, Secretary

Larry Gumpert, Member at Large