

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES October 3, 2023**

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Doug Fields, Tracy McMahan, Russell Simms – Buddy Fortenberry absent

Property Owners Present:

Charlie McClellan, Mark Holloway and Steven Griffin

Minutes from previous meeting:

The September meeting minutes were approved and accepted by all members.

Treasurer's Report:

Doug reported that September's income was \$1,067.64 and expenses were \$3,500.54. The current bank balance is \$115,722.88. He will take care of getting the CD in place at the bank.

Board Member Announcements/ Recognitions:

Linda mentioned that the mountain of donated cans in the storage lot will be cleaned out October 14th, time to be determined. She will ask for volunteers to help clean up and load them. After that date, we will no longer be accepting and collecting cans. A big thank you goes to her and Ann McFarland and Robert Fisher for collecting them and hauling them in the past.

Old Business:

- Boat Ramp Maintenance – Russell checked into it, and the digging won't be an issue, but removal of the dirt will cost a lot and there is a risk of equipment getting stuck. Estimated cost for the project will be over \$100,000 which is not feasible at this point as there are too many unknowns that could happen.
- Maintenance of Both Piers/ Docks – Linda checked with Mike Hallock and he agreed that he can do the repairs needed and will submit a quote. Linda suggested discussing his quote first, then seek other quotes if needed.
- Tree issues in the Park – Linda stated that Arlo Dumas is still set to remove the dying ones and check out others that may have issues.
- Fall Event Update and Discussion –The Board agreed it will be held on Saturday October 28th from 3-5 pm. Tracy and Gwen will post the event on our Facebook pages and website and Tracy will post a notice on the bulletin board.
- Office AC and Water Valve Cover – Russell discussed some choices and costs for the AC and will get one picked up and installed. He is still working on the valve cover and may contact Monarch for one.

New Business:

- Contracts up for renewal – Linda will ask Buddy to contact Gwen, Jason and Deep End Pools to see if they are willing to renew their contracts at the same rates and let her know so she can get them ready to be signed.
- Burn Pile Issues – Ongoing, some residents are ignoring the closure signs during the burn ban. Linda has encountered some residents about it to stop placing their limbs on the pile until the ban is lifted.
- New Legislation for HOAs – Linda provided copies of new laws and wants to meet at some point with the Board regarding SB 1688 pertaining to new processes for liens and fees. Updates to the Bylaws and Deed Restrictions will be required. Also, she mentioned that our Management Certificate must be updated every year so Gwen will note to get it going for each Annual Meeting when Board members may change.

Approval of Architectural Forms:

The Board reviewed 1 improvement request that had been approved for a perimeter fence for a new owner.

Open Forum with Property Owners:


Some residents were informed of a new owner that wants to bring in some kennels for hunting dogs. They're concerned about them being a nuisance, and if so, the Board will address it. The limit for pets is 10 per owner.

Executive Board Session:

The board excused property owners so they could discuss deed restriction violations.

Next monthly board meeting: **November 7 at 6:30pm**

Motion to adjourn at 7:45pm on by Linda, and all members were in favor.

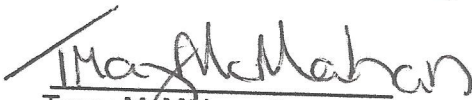


Linda Earls, President

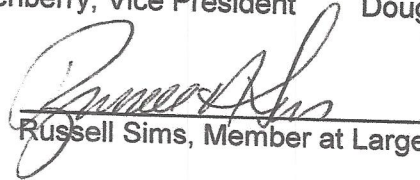
Buddy Fortenberry, Vice President



Doug Fields, Treasurer



Tracy McMahan, Secretary



Russell Sims, Member at Large