

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES October 1, 2024**

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Doug Fields, Tracy McMahan & Mark Holloway – Russell Sims absent

Property Owners Present:

Mike McCarthy, Kris Eastham

Minutes from previous meeting:

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

Treasurer's Report:

Doug's reported that September's income was \$460, which included maintenance fees and mowing fees collected. Expenses were \$4379, which were monthly operating expenses and extra pool chemicals. The current bank balance is now \$67,423, which still includes \$20,000 set aside for road repairs. He will provide details for 2025 Budget Planning at the next meeting.

Board Member Announcements/ Recognitions:

Linda recognized and thank Mark Holloway for tearing away the old pool pump fence and putting up a new one, it looks great!! She also thanked Gwen & Richard O'Bannon for monitoring the burn pile and Ann McFarland for going around the neighborhood and cleaning the road signs.

Old Business:

- Burn Pile Communication to Property Owners – Gwen will draft a letter to present at the next meeting that outlines a strict set of rules and have residents sign off that they'll conform. This letter will be included in the December mailout.
- Revisit Beach Cleanup and Set Date – The Board agreed to wait until early next year for the cleanup. It will be cooler and may be easier to clean with dead debris from the winter and possibly less snakes.
- Update from September City Council Meeting – Tracy attended and reported that they will be getting \$600K in grant monies for road improvements in 2025. High on the list for repairs is Forest Cove, but the mentioned still sealing over what's been done on Governor Wood. Linda has been waiting on a timeline from the Mayor and will reach out again. Tracy also mentioned that the City was able to get new emergency backpacks to the 1st Responders.

New Business:

- Insurance Claim Information – Linda handled the claim for repairs to the pool house for damages caused by Hurricane Beryl. They will be sending \$10,266 to cover the costs. They did not cover the pump fence and extra chemicals used to manage the pool, and minus the \$2,500 deductible, we came out nicely!
- Contracts for Administrative Assistant/RR Cleaning, Mowing & Pool – Contracts are up for renewal at the end of the month. Linda will contact the contractors to see if they are willing to renew/extend or if we'll need to re-bid.
- Lien Waiver Form – Doug created a form to be used if needed for contractors to sign on large area projects. He'll provide a copy to the Board via email.
- Ditches & Setback lines that need mowing – Mark created a list of problem areas and over-grown properties that need attention and got with Jason Jackson for quotes on each area to get cleaned up. He will draft a letter to send to property owners that instructs them to clean up or agree for us to have Jason do it at their expense.
- December Mailout – Linda will have the cover letter ready in time, and will include reminding everyone that is next to culverts, to keep them checked and cleaned out.. Gwen's burn pile letter will also be included.

Approval of Architectural Forms:

One approved request was reviewed for a new roof and new paint.

Open Forum with Property Owners:

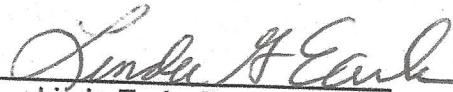
Mike McCarthy brought up that there's been an issue again with loose dogs in the neighborhood. It was also reported that some mysterious campers were at the boat ramp recently. Neighbors need to be aware and call the Sheriff if needed.

Executive Board Session:


The Board released attendees so that they could discuss deed restriction violations and internal business.

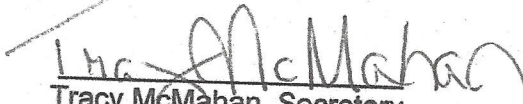
Next monthly board meeting: **November 5th at 6:30pm**

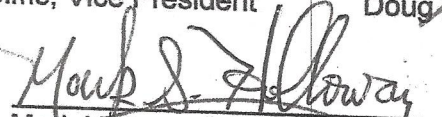
Motion to adjourn at 8:00pm by Linda, and all members were in favor.


Linda Earls, President

Absent
Russell Sims, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary


Mark Holloway, Member at Large