

Board Meeting Minutes

Monday, September 19, 2016 6:00 PM at River Hall

Attendees:

President: Jan Bouten

Board: Christina Guibao, Billy Bond, Bill Graves, Karl Friedrich, and Alicia Lankford

Homeowners: Maria Cole, Zac Ives, Dennis Abernathy, Christy Riggs, and Michael Henderson

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump, Susie Graves, and Russell Carter

Christina Guibao calls the meeting Called to Order at 6:00pm.

Bill makes a Motion to approve the August 15, 2016 minutes as written. Karl seconds. No one objects and the Motion passes unanimously.

Homeowners Questions and Comments:

- Russell with Movie and Pizza Company notes that he has sold his business and the new owner, Tommy Martin, is introduced.
- Christy Riggs asks for copies of the previous meeting minutes.
- Maria Cole and Zac Ives request the Harbor Town Community Association sponsor the River Series and speak regarding the regatta scheduled for April 2017.
- Michael Henderson addresses the property maintenance assessment added to his account and asks for the fee to be removed.
 - The Board agrees to remove the fee.

Reports

- Commercial District: Karl has scheduled a signage meeting.
- Arbors Apartments: Alicia is still getting acquainted with the property and is working on phase 1 asphalt bids.
- Finance Committee: No committee member present.
- Landscape Committee: Jodi updates on bids and it is decided to go with Naturally Green for fall annual install and the enhancement of the cottages and Christmas Tree Park.

Management Company Report & Action Point Review with BOT

- Receivables: The delinquency is currently at \$9,161.43. Previous management missed one reserve transfer that will be done October 5, 2016. The remainder of the reserve expenses will be transferred to the operating account and total \$57,314.30.
- Old Business
 - Major Projects as per 2016 Budget:
 - Cricket Song Pond: The engineers are assembling a formal bid package.
 - Wolf River Harbor erosion: Project is paid less retainage and Management is looking into the section where additional work looks to be needed.
 - Management company transition: AMLLC is managing all day-to-day functions and will compile a comprehensive list of things needed from HOADV.
 - Wolf River Pump project: It is noted to lengthen the pipe or waterproof the area to avoid wood rot.
 - MLGW Water Leak Claim: An appeal is being filed with MLGW, but Management does not see them granting the reimbursement.
 - Leakage into storm drain system: MLGW still has this on the radar, but most of the water stopped flowing in conjunction with a repair at the Arbor's.

- VRBO properties in Harbor Town: The Town Attorney recommends against vacation rentals in Harbor Town.
 - Billy makes a Motion to prohibit entire home vacation rentals as they are considered short-term leases. Bill seconds. Cristina opposes. The Motion passes.
 - Sink hole at Marina Point Lane: Public Works has assessed the situation and it should be repaired.
 - MMS Office Lease: It is decided to open up the office to South Bluffs' management company if payment for the past due rent is received.
 - Trash/Recycle Contract: Things to be noted in the contract include: small trucks being used, green bins with green lids, and Monday being the ongoing trash day. Management will run the contract by the Town Attorney.
 - Irrigation Contract: Management is drafting a contract to avoid overspending.
- Events
 - 30 Days of Opera: The event went well despite the sparse crowd.
 - Halloween: The event is set tentatively for 10/31/16 and security will be hired.
 - Dog Show: There will be no Harbor Town Dog Show for 2016.
 - Christmas Parade: Management is receiving bids for lights and has volunteers.
- New Business
 - 2017 Budget Discussion: The budget is discussed.
 - Bike Racks: Management would like to insert bike racks to the middle spaces of the new golf cart parking to avoid car parking.

Calendar Review

- A 2016 Calendar list is attached to the full Board package.

Meeting was adjourned at 8:00 p.m. with the board going into an executive session.