

Special Meeting Minutes from March 14, 2016

Meeting called by Matt Tortorice

Read last years minutes

Board of Directors:

Running for President: Matt Tortorice

Running for Vice President: Wendy Trannon and Noel Rayburn

Running for Secretary: Elizabeth Ponds

Running for Treasurer: OPEN

Running for Member at Large: Corrine Steding

HOA Management Opportunities:

Scott from Neighborhood Management Company spoke about how their company works with an HOA. The Board gives them guidelines on to how much involvement they will have. They currently manage 54 other HOAs in Alabama, Florida, and Mississippi. They come in the neighborhood a set amount of time per month and look for violations or concerns they have received from neighbors. They have a number the residents call to put in concerns/complaints or ask general questions, then someone will come out and follow up. They will collect dues and work with residents on getting dues paid. You can set up auto-draft per month, so you don't have to pay all in 1 payment. They also accept credit, debit cards, and checks. They will work with you.

Covenants & Restrictions Updates:

This was postponed to the Annual Meeting.

Make changes concerning Ridgefield Development and add a 5th Member to the Board. Also talk about a fining system for violations to the covenants.

Cleanup of Common Area:

Have a neighborhood cleanup day. Rent a dumpster and backhoe and go through the neighborhood and cleanup all the debris left from various builds. Also give residents the opportunity discard from their own house items too large for regular trash pickup.

Clubhouse Rental Policies:

Raise the rental fee with no refundable deposit and have a cleaner come and cleanup after each rental. This will keep consistency for all rentals.

Open:

Taxes not filed in 4 years. Matt is currently working on compiling this and resolving it.

Spoke about buying the Brookhaven Signs back from Bobby.

There is a beaver at the lake. Maybe stocking pond and possibly pier options.

Building homes at the back of the neighborhood, finishing out to Acton Rd. Probably an additional 200 homes coming. Not currently in with the HOA, however, the board has been in contact.

Vote:

#1- HOA management company- Passed

#2- Clubhouse rental policy- Passed

#3- Neighborhood Cleanup day- Passed

Updates based on the Decisions made at the HOA meeting:

- The Annual Dues for 2016 will be \$260.
- Invoices will be coming out soon from Neighborhood Management and so we will delay the due date this year based on the date that the invoices are mailed out. The Invoices will have the due date one them.
- If you want a receipt of your payment please email secretary@brookhavenofmargaret.com and we will provide you with receipts for you payment.

After the Annual Meeting Vote on Changes to the Covenants and Restrictions we will be sending out an updated copy of the Covenants and Restrictions to every household in the neighborhood.