

MINUTES OF THE MEETING  
NICHOLS LANDING HOA BOARD  
10/19/2017

PRESENT AT THE MEETING:

President – Jim Killam

Vice President – Sandy Blagg

Secretary – Patricia McKenzie

Treasurer – Thayna Puyen

Next Meeting: November 16, 2017 at 7:00 pm

Board Meetings will now be held the third Thursday of every month.

ITEMS DISCUSSED

FALL EVENTS

- YARD SALE – October 7th, 2017; Participation: 3 homes participated
- CHILI COOK OFF – Cancelled due to lack of interest.

ACC VIOLATIONS

- REMINDER: Homeowners are reminded to complete and turn in an ACC form for ANY architectural changes including but not limited to TREE REMOVAL, SHEDS, ANY BUILDING ADDITIONS, ANY NEW BUILDINGS IN THE YARD.
- The neighborhood is patrolled regularly to ensure homeowners to follow the covenants of the HOA.
- Homeowners should be reminded to pick up their garbage cans no later than 10 AM the day after garbage pickup and be stored out of view from the street.
- There are two violations – Burned House and one house on the other side of the burned house. Owners are aware and have been cited by the HOA. The burned house was cited by the county as well.

COLLECTION OF ANNUAL DUES

- Homeowners with severe delinquencies will be turned over to collections for immediate action.
- Some homeowners have received letters regarding impending liens (may be filed if arrearages have not been cured).
- Increase in annual dues – The Board approved an increase in HOA dues from \$370 to \$400 per year. Costs of maintenance of the neighborhood have increased

BUDGET

- A new annual budget was reviewed and discussed.
- There are a few items left for review in the budget. The Board did not vote on the budget at this meeting.

POOL

- Discussed lighting behind the pool. Lighting is insufficient and the playground area proves to be a natural hiding/unsafe area.

- Repairs/Improvements needed:
  - Water Fountain has been repaired.
  - Shelf in the pump room – a new shelf was installed in the pump room to hold security camera equipment.
  - Lights for playground area approved
  - Shower repair approved
  - Sign was damaged during the storm (IRMA) and a new sign will be needed.

#### MISCELLANEOUS

- Backflow inspection revealed the need for a new backflow meter. The cost to replace this meter was \$400.
- Audit – The HOA governing document states that an audit should be done yearly. The Board is currently obtaining quotes for an audit to be done for the past 3 years (2016, 2015 and 2014).