

Marsh Harbour at Kingsland Property Owners Association

Annual Meeting

February 16, 2016

Laurel Island Plantation Clubhouse

Agenda:

Introduction to the Board

Laurel Island Plantation Infrastructure

2016 Budget

BOD Accomplishments in 2015

The Bylaw Changes Vote

Closing Business

Call to Order:

Board president Wayne Greenberg moved to call the meeting to order; seconded by Robert Creo. The meeting was called to order at 7 p.m. Twenty-six members were present plus fifty-eight proxy votes. A quorum was established. He recognized former POA president John Lange.

Introduction to the Board:

Wayne Greenberg introduced the Board. He also introduced the contingent members at large that will be voted on later in the meeting; to bring fresh ideas, a diverse viewpoint and spread awareness and understanding of the association to its members.

Wayne Greenberg – President

Robert Creo – Vice President

David Corey – Secretary (unable to attend)

Andrew Figueroa – Treasurer

Contingent Members at Large:

Cindy Fitzgerald

Charles Dumont

Howard Sepp

Laurel Island Plantation Infrastructure:

Presented by Robert Creo: Consists of five property owner associations with a total of 1,097 Lots which share parkway expense:

- Laurel Landing 371 Lots 33.80%
- Marsh Harbour 247 Lots 22.60%
- Fiddler’s Cove 215 Lots 19.60%
- Brookshire Retreat 200 Lots 18.20%
- Laurel Oaks 64 Lots 05.80%

Marsh Harbour (66.50%) and Laurel Oaks (33.50%) contain six sub-divisions and share costs:

	MHPOA	LOHOA	Total
Laurel Marsh	97	0	97
Inverness Chase	23	0	23
<i>Dilworth Point</i>	18	17	35
<i>Brookshire</i>	34	23	57
<i>Jefferson Landing</i>	25	1	26
<i>Christian Landing</i>	<u>50</u>	<u>23</u>	<u>73</u>
Total Lots	247	64	311

Shared Expenses – Limited Shared Contributions: The members discussed the issue of the shared parkways and entrance(s) work for which Laurel Oaks does not want to contribute. Marsh Harbour will be meeting with Laurel Oaks regarding the shared costs. The BOD does not want its members to be unfairly burdened with the costs of repair and maintenance (\$4,600.00 for entrances) on shared costs.

Resident John Lange: Is this were it ends (entrance repair already completed)? What about for the greater good?

Wallace Hodge: Can we cut off use of facilities to force participation? (Laurel Oaks does not share pool or tennis Court)

Resident Marty ____: *Will the BOD address the fairness of dues to make it equitable?* Andrew Figueroa acknowledged he would look into it and the BOD would look into it. Possibly more tiers in the dues.

Laurel Island Swimming Pool & Tennis Courts are shared by 662 Lots

Marsh Harbour	247 Lots	37.31%
Fiddler's Cove	215 Lots	32.47%
Brookshire Retreat	200 Lots	30.21%

Shared Expenses: The members discussed the issue of the shared expenses.

Resident Kenneth Bickmore: Why did the fence only go to the wood line – that is where the kids would climb over? The pool and fence were shared and Brookshire Retreat only wants to pay a flat rate for the year. Fiddler's paid their share. This will also be addressed at the March 9 Parkway / Pool Tennis Courts meetings.

BOD Accomplishments in 2015:

- Reduced delinquent accounts by \$35,317
- Returned \$100 to members via 2016 dues
- Two Residents Christians Landing – Thank you to the Board for everything you've accomplished.
- Repaired or replaced fountains – all now working
- Added lighting to remaining entrance monuments
- Coordinated entrance landscaping improvements
- Improved neighborhood representation on the Board of Directors (pending vote)
- Two new benches around the ponds
- Tennis bench and two tables
- Replaced fence around pool
- Purchased a computer for the Board
- Added Property Inspector (Wiley King) to Architectural Committee

Items to address in 2016

- Vacant Lot architectural review committee
- Ineffective effort to begin financial review committee

- No newsletter in 2015

2016 Budget:

- Andrew Figueroa reviewed the budget:
- We have money
- Carried over \$60,078
- \$50,000 reserve account established
- \$2,500.00 into parkway account for operating expenses

Budget: The membership discussed the budget. Made possible by diligent collection efforts. \$300 for architectural review for which we use to charge \$100 per property added line item. Quickbooks on the computer enabled us to capture information and track it. Added a summer pool attendant to reduce vandalism.

Resident Wallace Hodge – Delinquent accounts are we collecting dollar for dollar? Yes, negotiations, if any, are only on interest or costs.

Resident Wallace Hodge – I do not understand the 5%? What is it? Projected numbers are based on experience, evaluation and existing costs.

2016 Goals and Commitments

- Be transparent to the members
- Use members' dues judiciously and for the right reasons
 - Resident – Commend the BOD for their efforts and time.
- Promote community involvement in MHPOA
- Continue settlement of delinquent accounts
- Uphold association policies
- Promote cooperation among neighborhood associations
- Make further improvements to entrances and common areas
- Activate association committees.
- Resurrect newsletter

Budget: Members further discussed the budget.

Wallace Hodge – We have assets. \$10,000 is not enough money. *Should we create an asset replacement fund or capital reserve?*

Membership Voting

Wayne Greenberg moved to approve the bylaw amendment to change the number of board members from five to eight (contingent members); Marty from Christians Landing seconded. The vote was taken. Thirty-five yea. Did not carry.

Wayne Greenberg moved to approve the bylaw amendment to include fines for violations; Theresa Hunter seconded. The vote was taken. Thirty-five yea. Did not carry

Closing Business

- Door prizes – flowers on table.
- MHPOA website – documents, forms, etc.
- Open forum:

Jeff Larnel, Laurel Marsh – Are we going to address the weed problem on the boulevard? Shared cost and will be addressed at March meeting.

Cathy Ren, – Are we going to address members breaking the rules? They are addressed through letters. Talk to Kristina.

Kimberly Nestra – How can you tell what association you are in? There is a map outside the building. Check with Kristina.

Carol England, Laurel Marsh – Are we going to do something about the crepe myrtles? Next to the entrance work? Nursery is going in next door by our landscaper.

Lisa Green, Laurel Marsh – What about the drains that stay stopped up? Level of the pond is the same level.

Wallace Hodge.- Handout regarding social structure – lamented that the annual meeting is the only social interaction.

What allows proxy votes? Mentioned made of flyer posted. If they don't show they shouldn't be able to vote.

Andy Figueroa moved to adjourn the meeting; Wallace Hodge seconded. Motion carried. Meeting adjourned at 8:15 p.m.