

Econfina Preserve Property Owner's Association

Annual Association Meeting Minutes

October 23, 2021

Attendees:

Rafael Paredes (President)

Keith Curtis (Treasurer)

Kevin Kremkau (Secretary)

Delphine Williamson

Pam Edwards

Don Golding

Josh Brooks (P1NK)

Joseph Dismuke

Salim Farhat

Hilda Purcell

Call to order at 11:11 by Rafael Paredes

Nominations:

Rafael nominated himself as President, seconded and unanimously approved

Rafael nominated Kevin Kremkau as Secretary, seconded and unanimously approved

Rafael nominated Keith Curtis as Treasurer, seconded and unanimously approved

Rafael nominated Don Golding as Board Member, seconded and unanimously approved

Rafael nominated Delphine Williamson as Board Member, seconded and unanimously approved

Rafael nominated Catherine Pastrana as Board Member, second and unanimously approved

Previous Business

Updates by Rafael Paredes:

Drainage issues — no movement has taken place on this issue as there have been insufficient personnel to perform the work

Lot signs and direction signs have been installed. Installation and maintenance of lot signs needs to be enforced going forward

Electronic gates have been installed at the entrance

New Business

Adoption of Bylaws:

The proposed bylaws, rules and regulations were posted on the EPPOA website for review 14 days prior to the meeting. Rafael Paredes made a motion to adopt the bylaws which was seconded and approved by Rafael Paredes, Keith Curtis, Kevin Kremkau, and Don Golding. Delphine Williamson abstained due to insufficient time to review the bylaws prior to the vote.

Rafael Paredes also made a motion to adopt rules and regulations which was second and approved by Rafael Paredes, Keith Curtis, Kevin Kremkau and Don Golding. Delphine Williamson abstained due to insufficient time to review the rules and regulations.

Rafael Paredes provided updates on the following topics:

The Association has gained possession of Lot 35 which has been cleared of brush. Rafael discussed the idea of the Association building a residence on the property that would be bank funded and then sold. The intent of this would be to promote development within the community and to raise funds for the Association to continue improvements to encourage development and appreciation. Discussion among participants centered around the goals of this endeavor and the funding of the construction.

Discussions with the Suwanee River Water Management District revealed that property owners may impact up to 1/3 of the wetlands on their lot. In order to begin a regulatory review, a prepared plan must be submitted showing proposed lot improvements.

Road improvements and clearing of roadside drainage ditches have been ongoing. Future Ditch clearing could be accomplished by commencing at the rear of the community and progressing toward the entrance. Costs for this effort would be at \$1,100 per day.

The issue of access of adjacent property owners through Econfina Preserve was discussed. Historically, some individuals have gained access through to their parcels through the roads of Econfina Preserve. The legality of other property owners requiring access through the community is being discussed by the Association's attorneys.

New signs are available for sale to property owners through the Association for \$60. Installation may be provided through the Association's caretaker for \$40.

Keith Curtis provided an update on the Association's finances and history of the current Board of Directors:

The current Board assumed control of the Association in 2018 after years of mismanagement by the previous Board. As of 2018, annual dues had not been effectively collected with numerous property owners in arrears. Property neglect was common throughout the community. The front gates had been

smashed, fences were badly damaged and roads were largely impassible due to neglect. Approximately 70% of property owners had stopped paying annual dues.

Over the past 3 years, owner arrears have dropped to 20% and over \$100,000 of owed monies have been collected. Lot 35 was transferred to the Association to settle the amount of annual dues in arrears.

Currently the Association has a balance of \$140,000. Annual receipts total \$40,000 if 100% of properties pay.

Discussion occurred regarding how back dues were accounted for during property sales. Concerns regarding how back dues were collected during sales occurring out of escrow were discussed.

Kevin Kremkau stated that he was supportive of the ongoing efforts in road maintenance and of the installation of the electronic gates that had been performed during the previous year.

Delphine Williamson inquired whether it was possible to have remote access to the camera that has been installed at the main gate. Rafael commented that while he was able to view the pictures of those who entered and exited the community, opening remote viewing to everyone would result in increased data usage and cost to the association.

Raphael opened the floor to other attendees for questions and comments.

Josh Brooks (P1NK LLC) stated that he was a private real estate investor who routinely buys property out of escrow. He was aware of past due Association fees but that he had not received a statement from the Association. His first interaction with the Association was a collection letter. He expressed concerns regarding the need for increased property owner involvement, particularly with regard to future expenditures of Association funds. Discussion continued regarding desires for improved communication and updates to property owners regarding community issues, and greater financial transparency.

Additional discussion ensued regarding topics of property development, past improvements and the need for maintained security. Don Golding discussed his plans to begin construction of a 1400 sq. ft. log cabin in 2023. Rumors of future highway construction and regional development were also discussed.

Don Golding expressed support for Rafael's leadership and improvements to roads and bridges.

Delphine Williamson supported the comments made by Josh Brooks regarding the need for additional discussion and less mandates. In order to improve communication, Delphine volunteered to create a community facebook page.

Kevin Kremkau volunteered to coordinate a newsletter either once or twice per year, to be determined during future discussion.

The meeting was adjourned by Rafael Paredes at 12:32 p.m.