Madison Chase Board Meeting

October 17, 2024

700pm -735pm

* BOD in attendance – 4/5
* What’s been happening –Updates
	+ Sewage caps broken with lawn care
	+ Having issues contacting Jada
	+ Repairs
		- Unit 109
		- Waiting on Jada to reach out
			* Having issues contacting her. We will reach out Unit and CC Jada on it to ensure Un it 109 has some type of communication going on
			* Trim on the outside of the doors
			* Windows – owners
			* Doors – owners
			* Utility door trim, roof, window trim/siding and facia – HOA
				+ Issue with gutters – not being cleaned out regularly
				+ Who oversees the gutter repairs/maintenance

HOA

We need to redefine bylaws and articles on what is considered maintenance

Need to increase owner accountability

Need to clarify what it specifically HOA is responsible for

Section 2.3.c.3 Unit Boundaries (pg.6)

Section 3.2 Limited Common Elements (pg. 4)

Section 5.7 Maintenance, Repair, Replacement and Other Common Expenses (pg.7-8)

Check with Jada about Unit 87 (Lecrectia) about the leak in her garage

Did we discuss this and close it out over the summer?

Double check if Jada sent her an email stating: “Upon recommendations of contract, this is not an issue HOA addresses”

* + - Unit 51 – inquired about next phase of repairs
	+ News letters are not being mailed out to all homeowners
	+ Issues with paying contracts
		- Need to have all invoices paid within 30 days of service
	+ Suggest a date and time with have Zoom meeting with Jada, Suzi and Julia and Jada’s supervisor or iron all issues out
* Parking
	+ Scan QR code when the visitors come
	+ Each unit has 2 parking spaces, each unit has 2 visitor passes
		- Nov 1 send out ballot survey for parking options
			* 1 – keep parking stipulations we have right now
			* 2 – use QR codes
		- Have 30 days to respond Dec 1 we will tally up votes and move forward from there.
		- If we do not have a majority member vote, the board will make the decision
	+ Driveway clarification
		- According to bylaws, driveway is community property not the owners
		- Section 3.1.a Common Elements (pg. 4)
	+ Jada still owes reimbursement to Unit 71 for prior parking issue
	+ Attorney
		- Contract has been sent, need board input
			* Meeting was exactly as stated on paper
			* Goal is to go after homeowner to recovery overdue balances etc.
			* There have been no court findings from the past 6 years
		- Motion to move forward and sign contact – board unanimous agreement to hire and move forward with attorney.
* Seats
	+ Need to look into how long BOD terms are and members at large
		- Terms stagger to keep overlapping order
			* Section 3.3 Number and Term of Office (pg 16)
	+ 18 units to vote
* Lights should have been started 2nd/3rd week of October
	+ Julie will follow up with Jose
* Next month need to decide
	+ Do we want to start on Wax Myrtle tree project

Red - what needs to be addressed with Jada

Green – just for us, Bylaw sections

Yellow – due outs, what needs to be addressed/done

Blue – next meeting topics