

August 1, 2022

# TURNOVER MEETING BRIEFING

Hello Owners,

The election for the board members could not take place on July 30, 2022 due to not having a quorum in place. A quorum is 25% of the total number of voting rights. There are 154 lots in Amelia Lake (per Phase 5 lot map), therefore, 39 households are required to hold an election. Although, there were more than 39 individuals present, it did not qualify as a quorum. Please keep in mind the following applies to all ballots:

- 1 vote per household
- The household must be current on HOA fees

## What are the next steps?

Those that were present at the meeting were able to cast their votes. Susan with Landmark has agreed to email the ballots to the email addresses on file and place a ballot in the mail to those that do not have an email on file. Once received, you may email your ballot back to Susan at [sallinder@cmacomunities.com](mailto:sallinder@cmacomunities.com). It is no longer [susan@lreginc.com](mailto:susan@lreginc.com). Once enough ballots have been received to represent a quorum, the board members will be announced. **Shirley Brown** (an Amelia Lake Owner) has agreed to assist Landmark in counting/verifying the ballots. **The nominees listed on the ballot are:**

- Chrissy Reno (1848 Gwin Ct)
- Steve McClellan (1712 Amelia Drive East)
- Keisha Rodgers (9081 Amelia Drive East)
- Lawrence Muller (9044 Redberry Drive)
- Drew Madere (1885 Amelia Drive East)
- Harley Hart (9013 Poulos Avenue)
- Frasel Pettway (1813 Amelia Drive East)
- Susan Carson (9003 White Avenue)
- Jessica Barnhill (8974 Poulos Avenue)
- Matilda Green Miller (1877 Sperling Drive)

## VOLUNTEER GROUP:

- Drew Madere
- James McVicar
- Jeremy Hollinger
- Keisha Rodgers
- Jessica Barnhill
- Shay Robinson
- Michael Shannon

These are the volunteers that were established in 2021. The volunteer email address is [amelialake.owners251@gmail.com](mailto:amelialake.owners251@gmail.com).

If you are interested in volunteering, please email the volunteer email account



# UPDATES/NOTES FROM THE MEETING

*The following concerns were discussed at the meeting and updates were provided accordingly. There were not any business matters discussed that would require a quorum present. Topics discussed were topics and concerns previously reported to Landmark.*

## **Landmark's Position on addressing community affairs/issues:**

Landmark is the management company. They do not have authority to make any decisions. They forward all the community's concerns to the declarant (developer), who then decides if an issue will be addressed. They are not able to make any decisions regarding who performs work, completes landscaping, etc. They act as a liaison between the community and the declarant.

Landmark has been visiting the neighborhood once a week to ensure homeowners are compliant with the current covenants and restrictions in place.

## **Reasoning for the Turnover push:**

The current POA (Property Owner Association) is ready to turn over the Association as the community is 100% complete. If an HOA board is not elected, they will name the board without notice.

## **Incomplete/Damaged Sidewalks:**

**Incomplete sidewalks:** The plans have been reviewed by our volunteer group. Unfortunately, scheduling did not allow all volunteers to be present. This information is being reviewed to decide the next best course of action. If they are in the plans, they will have to be addressed by the developer.

**Damaged Sidewalks:** Damaged sidewalks are the responsibility of the owner that owns the land that includes the sidewalk. Once the property is sold, the owner assumes the cost of any resulting damage that may occur while in possession of the home.

## **Handicap access to the Gazebo and Lake Areas:**

The concern is lack of access to the Gazebo and Lake areas due to no handicap accessibility. Owners are unsure if these structures follow ADA protocol. The plans have been reviewed by our volunteer group. Unfortunately, scheduling did not allow all volunteers to be present. This information is being reviewed to decide the next best course of action. If they are in the plans, they will have to be addressed by the developer. ADA protocol is also under review to determine compliance within these areas. This may result in legal action in the future. Items not in the plan, such as playgrounds and additional amenities, will not be addressed by the developer. Once the board members are in place, they will review said plans and report the findings back to the community.

## **\$11,500.00 Special Project:**

This cost showed as \$11,500.00 on the 2022 approved budget. This amount was for the landscaping that was completed at the entrance of the subdivision. To date, the amount that was spent is \$9,994.34.

## **DID YOU KNOW?**

-A new Thai Restaurant opened and is located at 2321 Dawes Rd, Mobile, AL 36695! It is Taste of Thai. Yum!

-The first day for Mobile County Public School Students is August 4, 2022!

-the Grand Opening for **Publix** is scheduled for September 27, 2022!

# UPDATES/NOTES FROM THE MEETING

## **Speed Concerns:**

Our POA has received the reports of the speeding concerns. The community will need to follow up with the County. Nothing has been addressed. A contact has been provided to voice your concerns to Neil Howard at 251-574-7588.

## **Maintenance of the Lake:**

Landmark was unable to provide any updates/information regarding any maintenance done on the lake. Owners voiced concerns regarding overgrowth and possible lake contamination as there was not anything noted in the budget that addressed Lake maintenance. There have been samples taken of the lake. Landmark was requested to locate the findings from the samples taken to ensure compliance. This information is pending. Until received, there is nothing further to report on the next steps.

This may not include all information discussed. This is a summary of the topics to bring those that were unable to attend up to speed on most of what was discussed. Not all volunteers were available to confirm if any information was left out. Please forward any questions/concerns/suggestions to the volunteer email address at **[amelialake.owners251@gmail.com](mailto:amelialake.owners251@gmail.com)**.