

Minutes, TEOA Board Meeting

March 2, 2021, TCC Card Room

In attendance: President, Rhett Eleazer; Treasurer, Larry Wade; 1st Vice President, Melody Martin; 2nd Vice President, Sean Wagner; Secretary, Linda Hall; ARC Chair, Tom Remick, Barbara Remick, and Sandy Wade

The President called the meeting to order at 5:59 pm.

ARC Report – Tom Remick

There are currently two new homes approved and under construction. The Henry home on Water Links is ready to clear the property; the Buttle home on Lake Estate Drive is being framed. We have received plans for another home on Bass Pointe. Members of the committee have spent time reviewing the plans; and this Saturday, Derrick Peake, our architect, will meet with the ARC to go over those plans. The Committee is expecting plans for three other homes – one is undergoing revisions because it did not meet TEOA Requirements; another lot owner lives nearby and is interviewing builders; and the third is an inland lot that recently sold very quickly and has already been surveyed. Saturday's agenda will include review.

Treasurer Report – Larry Wade

155 homeowner dues receipts have been collected as of Feb 28th. 30% have still not paid which are approximately 60 owners. Assessments are due by March 15th. Larry will send an email reminder to those who have not submitted their assessment fees by March 7th. A \$100 penalty will be added to anyone not paying on time with a postmark past March 15th. Larry issued the Lookout Pointes' invoice to their HOA for 70 lots; each lots owner pays \$50 for a total of \$3500. The deadline for Lookout Pointes is May 15, 2021. Sean Wagner suggested providing a digital payment option for the assessments; the Board decided it was not advantageous to do so considering the few owners who would use this option and that it was only a once a year payment. Larry reported that a house on Putter Point Court did close on Friday, and he is working with the attorney for contact information. Another closing for a lot on Bass Point is pending collection of dues from the attorneys.

1st VP Report – Melody Martin

Melody reported that she has been working on the pot hole at the entrance of Timberlake Estates Drive. The pot hole was fixed, but rain and construction traffic continue to create havoc to the road. She also noted that there is a pot hole in the cul-de-sac of Water Links Drive. The new sign on Putter Point indicating that this is a private drive is a result of the Board acting on a request for assistance. She continues working with David Livingston, Green Earth, on renewing our landscaping agreement and its specific terms. Various beautification projects were discussed to include behind hole 18, the back of 9 tee box along the road, clearing of the overgrowth outside the green fence located beside 209 Lake Estate Drive, and replacing dead shrubbery along the entrance to Timberlake Estates. Timberlake Country Club will oversee grinding of the stumps before any beautification efforts can begin behind hole 18, and written permission from the City of Chapin will be secured before clearing overgrowth outside any of the green fences. The BOD agreed that the recently installed bench on Lake Estates Drive needs to be moved to a more appropriate and user- friendly location. Melody is to meet with Green Earth to

discuss relocating the bench. There is concern its current location will be problematic if developers choose to build on the lot where it is currently located.

Two corrections need to be noted from the TEOA minutes from January 7, 2021 – 1st Vice President's Report: (1) In December, 2020 the majority of the former board agreed that the bench installed by Green Earth would be moved after the first of the year. It was to be reinstalled, on our property, on a level area to be more usable. The sitting BOD changed that decision. Tom Remick was not involved with installing the bench and did not volunteer to add fill dirt to make it more usable or to look level. (2) The landscaping contract price is for \$2000 per month, not \$2000 annually. The current contract was a one-year extension to the previous multi-year contract.

2nd VP Report – Sean Wagner

Sean reported that he works on issues pertaining to covenants violations. The Board noted that lakefront residents are considered to have two front yards to maintain. Also discussed was that watercraft cannot be left on shore. He stated that he has addressed various issues, such as trash cans not being stored in a timely manner, holiday lights not being removed, and cars being parked on the road at night, via violations emails and in person discussions. Basically the Board concluded

that the neighborhood looks good. Sean also reported back to the Board on his Timberlakes Estates Homeowner Association Facebook page. He led a discussion with the Board about the advantages of a Facebook page as an additional avenue to communicate with our residents. He proposed a motion for the Facebook page to be approved; Melody seconded the motion. The motion passed. Sean volunteered to be responsible for the administration of the TEOA Facebook page.

President Report – Rhett Eleazer

Rhett expressed his appreciation for all the work that Barbara has done over the years to keep up the neighborhood standards, surpassing all surrounding neighborhoods and maintaining our home values. The TEOA covenants are on our website; most neighborhoods do not include them on their websites.

Rhett also noted his appreciation for all the ARC volunteers and their endless dedication and work. The Board discussed the importance of having diversity and inclusion on its ARC. Our ARC members work long hours serving our community. The March issue of The Timberlake Times invites all interested Timberlake Lake Estates members in good standing, preferably with a background in residential building and design, and willing to work long hours to apply to Mel Martin for a two year ARC term. Please see The Timberlake Times for more specific details.

Rhett adjourned the meeting at 7:20 pm.