

Collins Place Homeowners Association
Board of Directors' Meeting
May 16, 2016
6:30 p.m.

In attendance: Tasha Brown, Aaron Labat, Jason Shavers
Not attending: Jacob Rousseau and Dora Gorey

Jason called the meeting to order and said that any items up for vote could be voted on as a majority of the board was present, and Dora had given Jason permission to vote on her behalf via proxy.

Jason explained that the most up-to-date Plat maps (2nd and 3rd filings) have been posted to the Collins Place webpage, www.pelicanam.com/collinsplace. These updated maps show the correct servitudes as the one previously posted was outdated.

Additionally, all approved meeting minutes and the latest financial reports are posted on the webpage under "Documents" for everyone's viewing.

Jason said he recently contacted Modad by phone and email on 5/5/16 concerning recent odors resurfacing from the treatment plant. Plant manager Dan Lemoine was emailed and also asked about Modad's future plans for the extra servitude, directly in front of the treatment plant, that was redrawn and given to Modad (Lot 12). He was also asked about their plans of replacing all fences associated with his equipment in the neighborhood. The email further stated that it is unacceptable for Collins Place to be paying almost \$5,000/month collectively, to receive continued issues with odor, lack of communication on it, as well as the other issues. As of this meeting, he has yet to respond to any inquiries.

****Update**** On 5/19/16 Jason spoke with Larry (new technician) who stated he has been having crews come out to assess the odor issues. He explained that the "cells" are backing up too fast, which may be due to an undersized facility for the neighborhood. Larry also mentioned he put on their work schedule for the fences to begin being replaced. He could not give a timeline and said he would be meeting with Dan Lemoine soon. I explained the neighborhood's frustrations

with the company as a whole (management issues, lack of communication, and poor service record) and the obvious issue that they have too much on their plate to give quality service to each of their neighborhoods, to which he agreed. The board continues to urge homeowners to contact Modad directly and advise them of any issue so it can be quickly resolved, or Daniel Camp at Pelican management, as odor issues are identified much more quickly by those living nearby.

Dora sent the Board an email in her absence regarding an update on drainage issues affecting our neighborhood that she has been tirelessly investigating. The latest information came from a meeting with our local Councilman Tracy Girlinghouse. Dora's email stated "Councilman Tracy Girlinghouse has agreed to bring the issue before the Parish President. He agrees there is a problem and the parish needs to work to insure additional contradiction does not cause damage to neighboring properties due to improper drainage..." The Board will continue to investigate the issue, and press on Councilman Girlinghouse for the Parish's involvement. We continue to urge and offer solutions to the Developers, such as underground drainage, and proper grading of lots on the newly developed homes that are higher than the adjacent properties.

Aaron mentioned the Lake Lot committee had developed a policy regarding maintenance and responsibilities, and has forwarded it to Pelican Management for review. Any updates will follow.

An updated landscape bid from Alford Landscaping was sent in at the Board's request. The update was for the contractor to also cut the south side of the entrance (across from fountain), up to the canal, to enhance the appearance of our entrance. The existing homeowner on LA 447 was not maintaining the curbs and servitude. A motion was made by Jason to approve the additional \$60/month on the contract. Aaron seconded the motion and with no other objections it was accepted. Pelican management will be notified to update the contract and advise the contractor to also begin cutting/edging the south side of the entrance (servitude).

Several homeowners have inquired about the installation of stop signs on Brookcrest and Williamsburg to curb the speeding. Jason contacted the Dept. of Public Works for our area and they advised it would have to be approved at a council meeting. Before moving forward, the Board agreed that a neighborhood

vote should take place, to get a consensus. A survey will be sent out asking if homeowners would be in favor of installing four stop signs (creating two 3-way stops at the intersections of Brookcrest/Concord and Williamsburg/Concord). Upon speaking with DPW, it was determined that they only install basic stop sign posts which would not match our neighborhood. Therefore, the HOA would incur the cost of purchasing the black posts to match, as well as the installations. Aaron contacted the company that supplies our existing signs and mailboxes. The cost for four stop signs, installed and warranted would be \$1,600.00. Upon getting a consensus from the survey, a decision will be made to move forward or not.

Jason mentioned that the existing 500 watt halogen light that illuminates the "Collins Place" words, and sits on the fountain is outdated. It has begun to corrode, and the bracket has broken which has it just sitting on the base. Additionally, it uses a huge amount of energy, which needs upgrading. A comparable LED light, which would generate approximately 90% in savings of electricity was researched and costs around \$300. The expected lifespan is around 13 years. Tasha made a motion to approve the purchase of a new LED fountain light. The motion was seconded by Aaron and with no objections the purchase was approved.

Jason mentioned that one initial intention of the Board was to have social events for the neighborhood to enjoy, which is partially why we pay dues. The ideas of having a fall event were discussed (more comfortable weather), which could include, but not be limited to, catered food, a live band, and some inflatables for the kids to enjoy. If the event was agreed upon from a majority of homeowners, future plans would be made for those wanting to help out. A survey will be sent out asking for a consensus if homeowners would like to see a large social event in the fall, and if they would attend. It could possibly be held in the open lots at the intersection of Concord and Williamsburg, pending Developer approval.

With no other issues to discuss, a motion to adjourn was made and the meeting concluded at 7:50 p.m.