

Minutes for Manchac Harbor HOA Board Meeting
July 11th, 2024

Present at Meeting:

William Waggoner- President
Henry Luthringshausen- Treasurer
Annette Arthur- Secretary
Jeanne Summerour- Beautification Chair
Angela Hanlon- ACC Chair
Blane Berthelot- Social Media Chair
Spencer Smith- Maintenance Chair

Call to Order-

- Will called the meeting to order.

Roll Call-

- Annette noted all members were present.

Treasury Report-

- Henry reported our financials in the checking account and the money market.
- Collections for dues has increased. Liens have been placed and residents will have to pay to have the lien lifted.

Beautification Chair Report-

- Discussed whether to put sod down where the pampas grass was removed in front of neighborhood. Bids to put in sod and bushes are being gathered by Jeanne working with Magnolia.
- Magnolia is contacting Demco to get them to remove the electrical box that is not being used because pampas grass will grow under it. Magnolia will get back to the board about their follow up with Demco.
- Contractor will spray round up if pampas grass comes back.
- Spencer will also get root rot to spray around the electrical box as well.
- Bids to get trees trimmed in cul de sacs where there is a need was discussed. The HOA made a motion to get at least 2 bids or more.

ACC Reports-

- Angela discussed various requests from residents with other board members.

Social Media Reports

- Blane received very positive responses regarding the residents vote on the sign design.
- A resident was fined for riding his 4-wheeler on the levy which is not allowed. This resident has become verbally aggressive on social media and rumors have been spread that the board has a "fine chart." Per the restrictions and by laws, there is no fine chart, and it explicitly states in the restrictions that the board can fine as it sees fit, especially against those who violate known violations. The board can place higher fines on residents who already know they are violating known violations. **Any resident that threatens a member of the board or any other resident, these threats will immediately be turned over to APSO and any charges that can be filed will be filed.**
- Once the sign is installed, the residents will be allowed to vote on the color of the posts on the sign on social media.

Maintenance

- Bids are being gathered for repair of the fence at front of neighborhood. Discussed concerns about fixing the fence during hurricane season and will consider fences with vents when asking for bids. The posts for

the original fencing were not installed properly and the new posts will be installed with concrete and screws will be used instead of nails.

- Anyone vendor chosen will be licensed bonded and insured.
- The sod at the front is very hard and we cannot not install the azaleas until we are able to get the sod watered properly and the watering lines are repaired.

Old Business

- Jeanne followed up on the cul de sac repairs on Lighthouse Lane. Jeanne spoke with a representative and the parish will now review the survey and if there is any change in the elevation, they will meet with Jeanne. Jeanne should have their decision by next week and will share with the rest of the board.
- Two bids have been gathered for the sign at the front of the neighborhood. The sign design picked by the residents by vote on social media was noted.
- The board will attend the next transportation council meeting to address the issue of paving roads again. It appears the transportation counsel committee has tabled the issue.

New Business-

- No new business noted.

Date and for Next Meeting

- Blane is working on the new meeting schedule and locations and will send out to members.