

Minutes for Manchac Harbor HOA Meeting

8/20/25

Present:

Blane Berthelot-President

Annette Arthur-Secretary

Amanda Ruiz-Treasurer (virtual)

Jeanne Summerour- Beautification Chair

Jessica Clack- ACC Chair

Call to Order:

- Blane called the meeting to order.

Roll Call:

- Annette called roll and all were present.

Treasury Report: Amanda

- Checking Account Total: \$50,527.20
- Money Market: \$26,451.86
- Total: \$76,979.06

Where We Stand:

- Our estimated monthly expense budget minus pond repairs is \$7,346.
- July monthly expenses: \$7,863.81
- (Important to note that this is not a good indicator of budget overage since we actually paid 2 months of pond maintenance in July (there were no payments to pond maintenance on the June Ledger)
- Year to Date Expenses: \$58,176.20 (Note that this includes the down payment to pinnacle.)
- Estimated Expenses minus pond repairs through 2025 (5 months): \$36,727.97.
- Estimated Expenses minus pond repairs through March 2026 (8 months): \$58,764.75.
- This puts us with a \$18,214.31 surplus (note that this does not account for Pond 9 or the change in management costs)
- While we have the funds to handle the repairs for Pond 9, a fundraiser could help us ensure we have a little in the bank after March Dues and it would be a wise decision.
- Of course, these numbers also do not reflect any delinquent dues that may be collected over the next 6 months.

Beautification Report-Jeanne

- Jeanne is still pleased with RCI. Jeanne is always notified if they are late and given a reason.
- There is a home in foreclosure and grass is very high and a dumpster is in front. Discussed teenagers cutting the grass for service hours required by their high school and the HOA can verify the hours they worked. Jessica will investigate this and restrictions about notifying the owners. Jessica will check with the Management Company on the process.
- Jessica agreed to take over the responsibility of the Reader Board at the front of the neighborhood.

ACC Report- Jessica

- Jessica approved three ACC requests since the last meeting including a driveway extension and a fence.

Social Media Report

- Residents have had to be reminded about inappropriate language on the FB page and using the page for complaints rather than contacting the management company.
- The board discussed creating an email to send out information only directing residents to the Management Company for emails needing reply.
- Blane put a post on Facebook about the upcoming transition of management companies.

Maintenance:

- Amanda reported discussions with Pristine Ponds about their estimate to repair Lake 9. Estimate provided included the following:
 1. Excavate area, reset overflow, install new clamp too, and stabilize overflow with concrete, install riprap/ballast around area to stabilize- \$6,875.
 2. Cut and collect overgrown grass- \$2,500.
 3. Apply 7 tons of AG lime- \$1,450 (stabilizes pH, improves alkalinity, allows efficiency of fertilizers, reduces toxicity, improves bacterial activity, enhances clarity and aesthetics, and promotes fish growth)
 4. Total is \$10,825
 5. Fish will be stocked at a later date.
 6. Start date is pending the weather. It must be dry enough to get the machinery in to take out the brush. Amanda will follow up.

Old Business:

- Annette reported that Pinnacle finished the culvert repair on Lake 3. The work has been inspected by Annette, Amanda, and Jessica and it looks solid. They were paid a down

payment and will be paid in full soon. Sod was added to the final amount to keep erosion from happening on the sod installed.

- Amanda is still reviewing the contract with the new management company and waiting to discuss it with them. It was determined that it may be better to start with the new company at the end of the month rather than mid-month. Amanda will follow up with them.
- The culvert on Lighthouse Lane has been completed by the Parish.
- Amanda is still working on connecting the router to the actual cameras on the Lighthouse.
- Jessica is still working on contacting Magnolia about a new monitor from Certified Alarm Systems.
- Jessica and Blane are waiting until the cooler weather to remove a fence on our servitude that needs to be removed.

New Business

- It was determined that when the current insurance policy ends, we will ask the new management company to shop around for a new policy because the current one is not efficient.
- A sign needs to be placed off highway 42 on Lake Harbor Lane either by the parish or from Integrity who put up the other signs in the neighborhood. Jeanne will follow up with parish to see if they will replace the sign. Discussed it needing to be reflective.
- The board will follow up regarding the Lighthouse Lights. It is possible a power surge keeps resetting the timer on the light. It may need a better surge protector. Blane will follow up with an electrician for an estimate.
- Jessica said that within two weeks she wants to come up with ideas for fund raisers.
- At times the board needs to have an emergency vote and discussed using Google Meets groups using a virtual call with the contractor, so everyone has the information timely.
- The board discussed the need to change banks when we start with the new management company. Board members will check into different options.

Date, Time and Place for Next Meeting

- The Board determined the date and place of the next meeting.