

## **Minutes for Manchac Harbor HOA Meeting**

**June 11<sup>th</sup>, 2025**

### **Present:**

Blane Berthelot- President

Annette Arthur- Secretary

Amanda Ruiz- Treasurer

Jeanne Summerour- Beautification Chair

Jessica Clack- ACC Chair

### **Call to Order**

- Blane called the meeting to order.

### **Roll Call**

- Annette verified that all board members were present.

### **Vote for Treasurer and New ACC Chair**

- The board voted to have Amanda Ruiz function as the new treasurer.
- The board voted to have Jessica Clack as the new ACC Chair

### **Treasury Report**

- Amanda reported \$63,496.02 in the checking account and \$26,444.34 in the money market for a total of \$89,939.36.
- She reviewed all current operating expenses with the board.

### **Beautification Report**

- Jeanne reported that RCI has been doing a better job. The new manager communicates with the board much better. June has five maintenance days if weather permits.

### **ACC Report**

- Amanda reviewed one request from resident that was approved after the resident submitted adjusted plans to fit restrictions.
- Jessica would like to look at consolidation of all restrictions per filing. Amanda will check with Magnolia Management once again to see if there was previous study to compare all the restrictions to see how they all differ per each filing. Having a consolidation of restrictions would need to wait for the next annual meeting to have the residents vote for this change.
- The board decided to streamline the process by having the requests go straight to the ACC chair who will be the point person with the management company to keep emails

easier to track. The chair will forward requests to the group on the board that also reviews them for feedback, get all questions answered, then send out the final approval to management.

### **Social Media Report**

- Amanda made a post to inform residents that the FB page is informational only and not for complaints which should be lodge to the management company.
- A post will be made on Facebook about residents keeping their dogs fenced or on a leash.

### **Maintenance:**

- The board voted to take money out of the money market for the Lake 3, Lake 9, and fence repair. After reviewing the bids, the board voted to choose Pinnacle as the vendor to repair the culvert for Lake 3. Annette will handle signing the contract and communicating with Magnolia for the first down payment. All agreed that this will be the first project to complete due to the legal implications. If the levy collapses, it will flood the neighboring property.
- The board voted to choose a vendor for the culvert repair on Lake 9. Both Amanda and Jessica will take the lead and obtain proof of license and insurance from this vendor before proceeding.
- We will continue to contract with Pristine Ponds for only maintenance of the first four ponds. After comparison, their prices are the same as other pond maintenance companies. Pond maintenance services are just expensive in general.
- The board has received a reasonable bid for shoring up the fence and will proceed with this after the repair of the culverts and there are more funds available.

### **Old Business:**

- Amanda installed the router in the Lighthouse and will install the monitor to finish to allow access to the files.

### **New Business**

- The board has been made aware of recent dog attacks and working with the management company to deem appropriate measures. The sheriff's office was notified when the incidents happened.
- **Discussed Some Suggestions and Issues from Residents that Came Out of Annual Meeting**
  - One suggestion was having a finance oversight committee, not serving on the board. The board voted to actually have such individuals serve on the board to help with oversight of funds. The board will announce on FB that we have two more positions available on the board and ask residents to volunteer. Those persons who have shown interest and selected by the board will be invited to a

meeting with the board to discuss their interest and the board will take a vote on whether to add the person to the board.

- One resident provided the board a letter during the meeting stating that there is a tree in the lake and the property on the other side of the lake needs to be maintained. The board is not financially able to remove the tree and has investigated the cost of clearing the land and the amount is too costly at this point. Annette will ask Magnolia to respond to the resident.
- Due to time constraints the board will discuss the rest of the resident's suggestions from the annual meeting at the next monthly meeting.

#### **Date, Time and Place for Next Meeting**

- The board determined the place and time for the next meeting in July.