

Minutes for Manchac Harbor HOA Meeting

March 12th, 2025

Present:

Blane Berthelot- President

Annette Arthur- Secretary

Jeanne Summerour- Beautification Chair

Amanda Ruiz-ACC Chair

Absent:

Henry Luthringshausen- Treasurer

Call to Order

- Blane called the meeting to order.

Roll Call

- Annette confirmed all were present except for Henry.

Treasury Report

- In Henry's absence Jeanne reported that there is \$41, 165.24 in the checking account, the money market has \$26,432.43. Total assets are \$67, 597.67. Delinquent dues will not be reported until after April 1st.

Beautification Report

- Jeanne reported RCI has improved upon their performance, and they have repaid the board for services not performed in the past.
- Jeanne will get bids for a flower bed in front of the sign and sod behind the sign.
- Jeanne will make sure that RCI remembers to weed out the existing plants before the sod is put down.
- Blane reported the decorating committee has removed the Mardi Gras decorations and requested the board purchase Easter Decorations. The board voted and approved the amount and Annette will make the order. This will include lighting that can change with every holiday.

ACC Report

- Amanda discussed one ACC request for a pool installation. The board will need more information about the actual lot lines before it can be approved.

Social Media Report- Blane and Amanda

- Amanda will update the Facebook profile picture this week for the neighborhood.
- Annette corrected the board minutes that were posted on the Facebook page to reflect the correct amount spent on pond maintenance.
- Blane made a post to thank the Decorating Committee for their great work.

Maintenance:

- The board has still not collected enough dues to begin the fence replacement project which will cost around \$50,000. This is the lowest bid we have received from one company.
- Once the fence is replaced, they will be sprayed and sealed to help preserve it.
- The pond maintenance company had promised to keep the fountains cleaned out. The board will question Magnolia about whether this has been done to help maintain the fountains since several of them are not working.
- Magnolia has still not sent us all the bids for Lake 9 that was requested last meeting. Blane will follow up with them.
- Magnolia still needs to clarify with the vendor what it would take to have lake 9 be an overflow and contain the water to have the appearance of a lake. No answer about this since request from last meeting. Blane will follow up.
- Discussed the need to push the management company to find another pond maintenance company that is more affordable that will allow money for other needed maintenance.
- Jeanne is still waiting to hear from the the parish on how fixing the culvert on Lighthouse Lane will affect her property and what she will need to do to repair her property after the installation.

Old Business:

- Blane and Amanda continued to discuss a better date they can both install the router.
- Henry was not present to update on any response from USPS about his report of mailbox thefts. Will continue to follow up.
- The board continued to discuss the pros and cons regarding whether residents living on the lakes should pay higher dues.
- The board continued to discuss whether there should be a fund raiser event.
- Amanda showed the board a mock copy of the proposed newsletter for the neighborhood she developed but will wait to get Henry's input on how the financials are displayed on the letter.
- The board will continue to press Sarah from Magnolia to find an old study of all restriction comparisons done by Henry in the past.
- Next meeting the board will ask Henry to bring sketches of different ideas to help decide how to paint the front sign.

- The board discussed plans for the garage sale April 5th and 6th. The board is still in favor of a coffee and food truck for the event if possible. Amanda is working on setting up.
- The board discussed preparation for the annual board meeting in May. Amanda will book the meeting room online at Galvez Library.

New Business

- Amanda's husband repaired the recent damage to the fence and the board thanked him.
- **Date, Time and Place for Next Meeting Was Determined**