

Manchac Harbor HOA 11/6/2024 Meeting Minutes

November 6, 2024

Present for Meeting:

Angela Hanlon-President & ACC Chair

Henry Luthringshausen- Treasurer

Annette Arthur- by proxy

Jeanne Summerour-Beautification Chair

Blane Berthelot- Social Media Chair

Call to Order

- Angela called the meeting to order

Roll Call

- Angela called roll and all were present.

President Report:

- Angela Hanlon stepped down as President, due to relocating.
- Board voted to add Amanda Ruiz to the Manchac Harbor Board of Directors, and she will take over as ACC Chair, effective immediately.
- Nominations were made for the President role and Blane Berthelot was nominated and voted in as the new Manchac Harbor HOA President.

Treasury Report:

- The board implemented a new collection resolution for monies that are past due to the HOA.
- Collections contract signed by the board. Homeowners who are not in good standing will be notified by collections.
- 2025 HOA dues were voted to be raised to \$484.00 and will be due 3/1/25. Any dues that are not received by 6/1/25 will automatically be sent to collections.
- Front entrance sign contract has been signed and hope to have an installation date shortly.

Beautification Report

- Plan to set December dates for the holiday home decorating contest

ACC Report- Angela

- All ACC reports need to be filled out in its entirety and residents must be in good standing.

Social Media Report:

- Halloween decorating contest poll went well.

Maintenance:

- Lake 9 bids have been received and will review for 2025 budget.
- A part of the front fence (when you enter the development) is down -reaching out to vendors to get bids to fix it this portion of the fence.
- New pond vendor has been maintaining the ponds and we have received positive feedback on them.
- RCI trimmed the trees on Pass Manchac as compensation for missed service due to the storm.

Old Business:

- Special Meeting request was discussed and will be addressed personally by the board. Please send a list of concerns to Magnolia Management by 12/1/24.
- Update on Magnolia contacting Rev to see if a new router can be installed in the Lighthouse to allow access to camera. Sarah from Magnolia Management will be contacting Certified to help with the installation.

New Business-

Date Time and Place for Next Meeting will be Determined.