

Minutes for Manchac Harbor HOA Meeting

7/16/25

Present at Meeting:

Blane Berthelot- President

Amanda Ruiz- Treasurer

Annette Arthur-Secretary

Jessica Clack- ACC Chair

Jeanne Summerour- Beautification Chair

Ali Boudin-South Haven Property Management

Call to Order

- Blane called the meeting to order.

Roll Call

- Annette noted that all board members were present, including Ali Boudin from South Haven Management.

Treasury Report- Amanda

- Report on total assets is \$83,902.47 which includes the checking account and money market.
- Amanda explained to Ali about the two different accounts to include the checking account and money market.
- Pinnacle was paid a down payment (half of the invoice) prior to starting the job on lake 3 to repair the culvert. The money will first come out of the checking account and will later be pulled from the money market to replenish the checking account.
- The collection agency has collected some funds, and payment plans from residents have started to come in.

Beautification Report

- Jeanne reported that RCI has been doing a good job but had to miss mowing half the Cul de sac on Lighthouse Lane due to parish construction materials that were in the way at the time they mowed. Jeanne will check back with them to see if they plan to come back and mow this section.
- RCI is scheduled to come five times a month but will not be able to come as often this month due to the amount of rain that has occurred.
- The current manager with RCI over our area is very receptive when we call and Ali is already familiar with her.

ACC Report

- Ali Boudin showed Jessica the process and forms used by her management company to get an ACC request approved. No ACC requests will be approved if the resident is delinquent in dues.
- Discussed with Ali how each filing has different restrictions and discussed the process to try and consolidate them in the future. Jessica has been reviewing all restrictions to see the differences. An update is needed because many of the restrictions are based on new construction which is no longer going on.
- Jessica reported that she has approved over 10 ACC requests from residents in the last month.

Social Media Report

- Amanda explained to Ali how she manages Facebook page.
- Blane will be putting a post on Facebook about the upcoming transition of Management Companies from Magnolia Management to South Haven Property Management.
- Blane will put a post on Facebook about residents keeping their dogs confined in their yard or on leash and will review the restrictions and ordinances regarding this as well.
- Blane will make a post on Facebook that there are two more positions available on the board which includes the need for a maintenance chair.

Maintenance:

- Down payment was submitted to Pinnacle for the work to be done on Lake 3. They are ordering materials, and we are waiting on a date for them to come out and do the work. Annette contacted Pinnacle and they informed her they plan to start next Tuesday depending on the weather. We have rain in the forecast so it will probably be longer.
- We have approved a vendor for Lake 9 but cannot verify they have a license and will need to select another vendor. The board decided to select Pristine Ponds, which is more experienced with this type of work. They will also clean out all the debris and foliage, pump in water, and treat the water to make it healthy and create better water chemistry. The board voted not to pay for stocking the pond with fish at this time for budgetary reasons. Amanda will continue to negotiate the price with them. We will check back with them about possibly adding fish in the fall.
- The board and many residents were very grateful that Amanda and Jessica were able to repair several fountains in the neighborhood.
- Amanda has asked Pristine Ponds to send her an updated bid on maintenance of just the first four ponds, but she has not yet received it. They are, however, continuing to upkeep the four ponds and are getting paid. She will check back with them to get the updated contract.

- Work to shore up the fence will be not be considered after hurricane season and likely not until next year.

Old Business:

- The HOA will end the management contract with Magnolia Management on September 18th and begin a contract with South Haven Property Management.
- Jeanne received a report from Magnolia regarding postage owed to the board for incorrect mailings to residents. Amanda will look over it to see what is owed and discuss with Magnolia.
- Jeanne reported that the parish is still working on the culvert on Lighthouse Lane due to having to work around water lines and utilities but is making progress.
- Amanda will email the board members a copy of the newsletter to review and approve.
- Amanda will connect the router to the actual cameras on the Lighthouse when the heat is more bearable. The server is on the second floor of the Lighthouse, where it is not floored, making it more difficult to do. Jessica will contact Magnolia about a new monitor from Certified.
- The board will need to remove a fence on the servitude and will this remain on the agenda and continue to be discussed.
- Follow Up on Rest of Residents Suggestions from Annual Meeting:
 - Residents want cameras working at the front. Amanda is working on this as mentioned. The board can access the video by going to the Lighthouse but are working on phone access as mentioned above.
 - Residents requested police to patrol the neighborhood- this would cost over \$40 an hour to hire them, and the board does not want to incur this expense.
 - Should we fine households whose children are riding 4 wheelers etc.. on others property? This can only be done if we can identify where the individuals live in the neighborhood.
 - Can residents do volunteer work in exchange for paying dues. The board voted not to do this. Residents, however, can be hired as contractors if they are licensed to do the work and are in good standing. The board agreed that waivers of liability would be needed for volunteer work.

New Business-

- Amanda will be informing Magnolia Management about the transfer to South Haven by August 1st.
- Ali discussed how violations are recorded and processed within her company. She will be doing drive-throughs twice a month to see if violations have been corrected.
- Residents will be notified by South Haven of the Management change and instructed on how to set up an account online.

- The restrictions were reviewed and residents who repeatedly do not upkeep their yard or mow their grass will be given notice to upkeep their yard within 10 days or the HOA will mow it for them, and they will be charged \$100 .

Date, Time and Place for Next Meeting

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