**Fairways Edge Property Owners Association, Inc.**

**Third Quarter Meeting Minutes**

**July 14, 2025**

The meeting was held at the home of Karen Campbell. The meeting commenced at 6:00 pm and concluded at 7:50 pm.

Attendees – Kristopher Mercer, John Shingleton and Karen Campbell – Directors

Jennifer Kane – Public Relations Officer

Members – Tom Campbell, Debbie & Jim Hatton, Bob & Gretchen

Javens, Shawn Kenney, Regina & Vince Norato, Harrison Valentine

The previous meeting minutes were approved by the Board via email.

Old Business

* Landscape Violations – Emails were sent on 6/7/2025 – A second email will be sent to anyone who has not made corrections.
* Window Air Conditioners – Violation emails were sent to two property owners – units were immediately removed.
* Second Installment Late Pay – Email reminders and letters were sent to two property owners on 6/15/2025 – One owner has not made payment. Also, three property owners have not paid the assessment for 2025.
* Closings – There was one closing in June and one in July.
* Newsletter – Issue #6 was emailed on 7/1/2025. There was only one response to the survey.

New Business

* Ponds – A property owner was observed dumping something in the pond. An item will be added to the next newsletter to address this. The technician also reported grass clippings should not be directed into the ponds. We will instruct the mowers. He also asked if we want the ponds colored. We will learn how this affects the fish before making a decision. (For the record, Pond #1 is the large one on between Spyglass and Pinehurst.)
* Dead Trees – There are a couple of dead trees behind 99 Spyglass that are leaning toward the entrance and another struck by lightning. We will ask the developer to remove them. If he does not, it will be our responsibility to do so. We will obtain bids for the work.
* Yard Debris in Black Garbage Bags – A property owner had a dozen bags with yard waste at the end of the driveway. He was informed by email that the city would not pick up yard waste that is bagged. However, the city did pick them up. It is recommended that no yard waste be bagged.
* Contact Information for Renters – The Board agreed it is advantageous to obtain the names and emails for renters. An email will be sent to property owners asking them to provide this information. It will only be used to communicate critical notices throughout the neighborhood. We will continue to use property owner emails for this purpose also.
* Architectural Modification Request – A property owner did not obtain approval before installing gutters and downspouts. An item will be placed in the newsletter to remind owners to become familiar with items that require approval before the work is done.
* Contract With Coastal Greenery to Remove Yard Debris – Last year it was necessary to have Coastal Greenery remove yard debris prior to an upcoming hurricane. The Board approved contracting Coastal for the service this year. We will only use Coastal if there are piles of debris throughout the neighborhood that have not been picked up by the city and a hurricane is expected.
* Mowing Along Laurel Island Parkway – We have contracted Coastal Greenery to mow the area every other week. We will check with the city to determine how often and when they mow the area.
* Irrigation System Report for Entrance – Coastal Greenery maintains the system at the entrance. Every quarter they provide a report on items that need repaired. We will find out which items do not need replaced at this time.
* Lot For Sale on Spyglass – The Board determined if the property is sold, members of the Board will be able to determine from the house plans if the Covenants will be met.
* Street Parking – A property owner questioned parking on the street by another owner. The Board will speak to the owner.
* Income & Expense Report – The report was prepared for the first six months of the year. Net Ordinary Income is $81,299.65.
* Treasurer’s Reports – Reports were submitted for April 2025 (revised), May 2025, and June 2025. Kristopher Mercer will audit the reports.
* Invoices – The following invoices were approved for payment by the Board:
  + Coastal Greenery - $7,012.08
  + The Lake Doctors - $175.00
  + Okefenoke REMC - $532.56
  + Kristopher Mercer - $85.57 – security camera & cable
  + Karen Campbell - $25.88 – remove FI.FA.
* Third Quarter Meeting Minutes – Will be placed on the website.

Executive Session

Respectfully submitted by:

Karen Campbell

Fairways Edge POA

Secretary/Treasurer