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

**Annual Meeting Minutes**

**January 22, 2025**

The meeting was held at 93 Spyglass. The meeting commenced at 6:00 pm.

Attendees – Kristopher Mercer, Karen Campbell, Mack Dorman (outgoing director), John Shingleton (newly elected director) and property owners representing 6 properties (names on file)

The previous meeting minutes were approved.

Old Business

* Bids were received for common area tree and shrub cleanup. Coastal Greenery was awarded the bid.
* Bids were received for trimming the trees at the entrance. Crews Timber Tree Service was awarded the bid.
* Bids were received for maintenance of the two larger ponds. The Lake Doctors were awarded the bid. They will provide monthly service. They also stocked the ponds with 30 grass carp as part of the contract. We remind everyone that fishing is not permitted in the ponds.
* Bids were received to pressure wash the guard house and sidewalks on Masters Way. Southeast Pro-Wash was awarded the bid. Southeast also pressure washed the sidewalk over the bridge on Spyglass at no additional cost.
* A maintenance contract for the AC unit in the guard house was placed with Anderson Air Conditioning. The unit was checked in September and will be checked annually.
* The second year of the three-year contract with Coastal Greenery was renewed for lawn maintenance.
* The board initiated legal action against one property owner in an attempt to collect unpaid dues. No payment was received from the owner.
* Violation letters were sent to several property owners. Those owners either made corrections or contacted the board for extensions. There were a few who did nothing.
* A property owner requested that a fountain be installed in the large pond between Spyglass and Pinehurst Road. Since the pond is being treated monthly, the installation would be for aesthetics only. For this reason, the board will not consider this request.
* A board member attended the city of Kingsland hearing for Fairways Edge Phase 2. The main entrance for this phase will be from Winding Road. Our current entrance will not be used for construction vehicles.
* The city of Kingsland was contacted to repair the potholes on our streets.
* The security system in the guard house was owned and operated by a property owner. He agreed to turn it over to the POA. A committee was created to maintain the system. The property owner will serve on the committee.
* The board obtained the legal services and paid a retainer to Britton Smith of McQuigg, Smith & Corry, LLC. Esq. Smith will be used for future legal matters.
* The board reviewed and approved various Architectural Modification Requests for screening, gutters, fences and tree removal.
* The board prepared and approved the budget for 2025. Various financial reports were also prepared. Two meetings were held with members in September 2024 to present the budget and obtain feedback. Dues were set at $1,350 for 2025.
* The 2025 invoices were mailed to property owners on January 2, 2025. The dues can be paid in two installments -- $675 due on March 1, 2025 and $675 due on June 1, 2025.
* The board prepared several estoppel letters requested by attorneys who were handling closings on homes. As of today, all of the Landmark homes have been sold.
* Our accountant, The Halligan Group, prepared and filed the taxes for 2023.
* The major leak in the irrigation line was repaired by Coastal Site Services. This was a difficult repair as the leak was 5-6 ft. underground. The board had a problem finding a contractor who could make the repair. Fortunately, the system was turned off during a period when we were receiving rain almost daily and wasn’t needed to water lawns. W.B. Underground, the contractor who was responsible for the digging and installation of cable in the area, agreed to reimburse the POA $1,500 for this repair which had a total cost of $3,016.60.
* Saucedo Pinestraw placed fresh pinestraw on the beds at the entrance. They agreed to provide this service every 6 months.
* A nominating committee was formed to oversee the election of one director for a three-year term. Candidates submitted their names, ballots were mailed and counted. John Shingleton was elected.
* After discussions with Mike Lamper of Green Turf Logic, the board decided to eliminate the soil sampling that was scheduled to be done in December 2024. They agreed to have the lawns treated for fungus in November instead.
* Mike Lamper presented the schedule for 2025. He wants to concentrate on growth and feeding this year. The schedule was submitted for 2025 and approved by the board. Property owners can contact Mike to have treatments applied during the months not on the schedule.
* The board was approached by a property owner who wanted to prepare a newsletter. The board agreed and the first newsletter was distributed. Future newsletters will be sent to property owners by email.
* The board decided to have the annual meeting at 93 Spyglass. Last year a room was used at Laurel Island Clubhouse for a cost of $400. The board decided not to spend the money this year.
* Numerous emails and phone calls were answered and follow-ups made.

Financials

* The 2025 Budget and 2024 Income & Expense Statement was mailed to property owners with the meeting notice. No questions were asked about these documents.
* The current checking balance is $71,112.59. The POA is required to maintain at least 3 months of expense money. This covers approximately 6 months which is more realistic.

Questions

* A property owner asked who owns the ponds. The ponds are owned by Vidalia, LLC. Vidalia also owns a few tracts of property, the property where the well is located, the empty lot on Amenity Way, and tracts along Laurel Island Parkway.
* A property owner stated he doesn’t receive all the emails sent by the POA. The board cannot explain why this happens.
* The board advised the board meetings are open and can be attended by any interested property owner. Future board meetings will be held the third Monday of each month at 6:00 pm at 93 Spyglass.
* A property owner asked if the board used contractors in Fairways Edge for the pressure washing and AC maintenance. The board confirmed they did.
* The board asked those in attendance to encourage their neighbors to attend the meetings. There are things the board would like to change but cannot because we do not have enough participation.
* A property owner asked how many email addresses the POA received. We have 94. There are communications that could be emailed if we had all the addresses.
* The board explained the liability involved with POA sponsored activities. This does not prevent property owners from organizing events on their own.

Respectfully submitted by:

Karen Campbell

Secretary/Treasurer

Fairways Edge POA