



## ***Board of Directors Report***

May 17, 2024

The Board of Directors and the management company are hard at work to ensure things are repaired and running properly. The HVAC company has discovered issues with the Yoga Room A/C. Even though this is a newer unit, major work will be done on this unit over the next few weeks. The HVAC company will move on to the units on the north side of the Clubhouse and make any necessary repairs as well.

The second Fountain in the entrance pond has an electrical problem that is the responsibility of Georgia Power, not the Pond and Fountain Company, Granite Ridge. We are at the mercy of Georgia Power to repair and restore power to the Fountain and we do not know when this will be completed.

All of the Security Lights in the Clubhouse are not working and are obsolete, therefore they are going to be replaced with new LED fixtures. This work should begin in the next 2 weeks. Also, the Telephone in the Elevator needs to be replaced in order for the Elevator to pass Georgia State Inspection. These repairs are also necessary in order for our property to be insured as our insurance policy renews this month.

The Beautification Committee is arranging to place the American Flags at each Mailbox on May 21, 2024, if you would like to lend a hand with this task, please contact Lori Alexander at [helloloriaalexander@gmail.com](mailto:helloloriaalexander@gmail.com).

As of May 16, 2024, 47 homeowners have not paid their second quarter dues or other payments from previous billing, which reflects about \$33,000.00 in unpaid assessments (dues). These accounts are now billed with a late fee and interest added to the quarterly bill of \$675.00 and adds up quickly, If you have not paid the April 1, 2024 bill, please contact Mark Schreiber at [Schreibermanagement@gmail.com](mailto:Schreibermanagement@gmail.com).

There is also a link on our website, [www.enclavehoa.co](http://www.enclavehoa.co) to make credit card payments. The Board of Directors will continue to take action on all delinquent accounts as outlined in our collection policy.

We are working every day to make the Enclave a great place to live!

In Solidarity,  
The Enclave Board of Directors