

Enclave  
Quarterly Meeting  
6/24/2024

Stephen Guarino discussed security lights changed to LED with a 10yr battery.

Pool release valve on filter blew. Pool company put a cap (wrapped with Teflon tape and glued it) on it for a temporary fix. The parts no longer exist. Recommendation is to replace the two filters. Can not fix them there aren't replacement parts and the pool company is looking for a cap. The price for each filter is \$28,000. Someone suggested having a machine shop fabricate the cap to possibly cut down in cost.

Guarino discussed a price quote for the completion of sidewalks in common areas which was \$34,200.

The Board asked Gary for a road seal quote, to protect the asphalt for the Enclave's roads (makes the road last longer). He stated that our attorney, Margaret is writing a letter to Dreamfinders. Dreamfinders previously said they wouldn't help replace the roads, but trying to get them to pay for some of the \$130,000, it will cost to replace the roads.

Barrier arm being repair in progress.

He said the Sprinkler system needs to be repaired. There was a list previously emailed to Associa/J. Ervin regarding the solenoids, timers, and hanging wires. Email never got to the previous Board and was sent to Joe, more than likely after he left.

An email was sent to Mark with Schrieber (management company) with the specific parts needed and the sprinkler repair which will cost approximately \$8,000. The utility box is located outside of the gate, outside the guard house. A homeowner asked if there was a list of duties the guards are supposed to follow and requested a copy of the list.

The second fountain in the front isn't working we are waiting on GA power to fix.

Sherry Wilson discussed the Financials and discussed that the Board has hired an auditor. Digital forensics is the company that was hired and they are working on the audit. It will take two more months. All information reported will go to our attorney and they will file if there is any legal action needed. It was explained that Digital Forensics will look to see if there was an unknown account and they do not need to get into Associa's account. Enclave received all information needed for the audit from Associa before they were fired. Digital Forensics will audit 2021, 2022, and 2023.

Wilson said the Insurance was under budget and the Board is on budget with financials. Reserve account came in on budget and all reserve accounts were funded.

She explained there were a few issues weren't budgeted for, but there is a budget for unknown repairs and are under budget for that account. The Enclave's facilities

are getting older and there will be more repairs.

Schreiber discovered we were being overbilled on our trash bills. Enclave was being billed for homeowners with additional cans and recycling. We were also being charged \$20.00/can, but the contract was \$17.00/can. rescinded offer

Beth Copic discussed that the ARC has reviewed and approved 18 applications. There are 4 active applications being worked on. Fencing on Henslow and Moor Hen. Rules state fences can't connect; however, the board as approved a variance if you wish to connect rear fencing along the back of your property, you may do so, but must follow ARC guidelines and receive approval before installation may begin. Only 26-62 Henslow Field and 164, 166, 168, 170 and 171 Moor Hen may apply for this variance.

She encourages an active neighborhood watch. The Board reached out to Willow Lakes discussing individuals stealing bike. Willow Lakes HOA president sent a notice out to their community.

Copic discussed guidelines amended within 2 ft of property lines or 2 feet of the easement. Instructed homeowners to put in a variance. Previous ARC or Board created an amendment to the guideline 2 ft of lot line or two feet of easement.

Guarino Announcement Lori and Richard leaving took a job in Atlanta. Richard's replacement will be appointed by the Board per the bylaws.

Discussed community wide yard sale. In Enclave convenance, exhibit C letter R does not allow yard sales. Recommended having a community yard sale will not open the gates for outside individuals. There are individuals in the community with protective orders, and/or restraining orders. Opening the Gates for a yard sale could endanger those individuals. Suggests bringing items to the club house for residents only. We have a duty to protect our residence. It was suggested having at individuals' homes instead of the clubhouse. Guarino said the Board will discuss this matter further and try to come up with a solution.

The question was asked if there is there a process to amend Covenants. It was determined that there must be a 75% positive majority approval to change a covenants.

Copic read a statement from the Board regarding the Social Committee.

"After careful consideration and thorough evaluation, the Board has voted to disband the Enclave Social Committee effective immediately.

The decision was not made lightly. Since February of this year, the Board has received the resignation of two Committee chairs. In an attempt to evaluate and redirect the Committee, the Board has had two separate Liaisons to the Committee. Both were met with resistance and a disregard for the Stated Committee Budgetary Guidelines and SOP. Despite our efforts to encourage a collaborative environment between the Board and the Committee, there was not a majority mutual effort shown and several members of the Committee and community at large have suggested that the committee should be disbanded.

We extend our heartfelt gratitude to those who have worked tirelessly to provide 2024's events to date. Moving forward, we encourage all residents to stay engaged and share their ideas on how we can continue to host Community Engagement

Activities focused on making the Enclave a great place to live!”

Social Committee budget will remain will remain and still plan on hosting signature events.

### **Open Discussion:**

A homeowner on Eagles Peak voiced an issue with having pigs on their Cul de sac drains. Guarino said there is additional construction coming, they will keep the pigs there. The drains on Cul de Sac must be covered. Once the house is built, they will be removed.

61 Moorhen- Asked about black fence tree removal silksl on the side of house, etc. are still there. Directed to contact the builder. Joe with Associa previously did an unapproved \$5,000 cleanup/removal. The Board will have Gary look at her concerns with tree bark will look into the black erosion fence, but will most likely have to have the builder clean up.

Keith Kerr 12 Henslow- Received a letter question regarding him speeding in the neighborhood ... Had a family member driving fast, didn't appreciate the response from the board. It wasn't his car. He appreciates the Boards hard work, but upset regarding the HOA increase, but the car wasn't his. He asked if there will there be HOA dues decrease. Stephen said the Board will have to look at the expenses moving forward. There are \$220,000 potential repairs. Copic doesn't believe there was undue attention only board knew the letter was sent to Kerr. If someone reports it; the Board wants/needs to take action. Guarino apologized the letter was sent to him in error and explained there were 5 different complaints. Kerr explained that Residents look out for each other and blast it on Facebook. He discussed it is important for the community to be vigilant, but be accurate.

The question was asked if there a list of license plates and car models are attached to homes or the cars. RFDI's assigned to houses per Associa, not the car, but it was never changed.

Photograph license plate, report sent to the Board and forwarded to the management company.

Natalie Ray suggests having homeowners go up to the guard gate and fill out the proper information for RFDI.

Keith Lands 72 MM- How far out does a homeowner need to email a topic to get put on the agenda. Guarino said the Board meets once a week or every other week Requests can be sent to the Board at any time.

Lands stated the Lagoon by his home has grass growing and there isn't enough water in the lagoon.

Jeff Amari- Misty Marsh- Asked what can be done about speeders. It was discussed that HOA is not an enforcement agency. Copic said the SOP is the homeowner is given a courtesy notice. The next offense the homeowner will be fined. She explained it is in the Enclave's rules and regulations to fine the homeowner.

K Lynn Wiliams asked if there a resolution to the arm for the gate. Guarino said the timing and sensitivity was adjusted, but the arm hasn't been fixed. There were several emails sent to custom security. He suggested motorcycles and golf carts need to use MY Q app for easier exit.