The Enclave

Quarterly Meeting

9/16/2024

The pledge of allegiance was led by Christopher Staker.

Stephen Guarino made a motion to call the meeting to order.

Directors present were Stephen Guarino, President, Beth Copic, 1st Vice-President, Gina Lowery, 2nd Vice-President and Nancy Muenzfeld, Secretary. Sherry Wilson, Treasurer was absent.

Stephen Guarino discussed an increase in the hour’s security will be at the gate. Saturday’s will increase to the hours of 9:00 a.m. to 5:00 p.m. and Sunday’s from 12:00 p.m. to 5:00 p.m.

Stephen also discussed there will be a change in our waste management company. We have had problems with Atlantic Waste concerning billing and also discovered The Enclave has no contract with them. Atlantic Waste has been charging $17.50 per can per month. ABC Waste will charge us $13.25 per can per month for the same services. This is approximately $30,000 in savings for the 2025 budget. This savings will allow us to deposit money into the reserve account. Mark Schreiber will send an email with the procedure for Atlantic Waste to collect our current bins/cans.

Beth Copic commented that it will be up to each individual resident to negotiate with ABC for their recycling needs. She also mentioned there most likely will be trucks from both companies in the community until individuals who have paid for recycling from Atlantic end.

Stephen commented there will be a form to complete if a resident would like additional bins/cans. This will be billed by our management company, Schreiber Management.

Stephen thanked Beth and the ARC Committee for updating the Architectural Guidelines. Appendices were removed and the addition of Form A – Application to be used for all changes and Form B – New Build only. This was done to simplify and streamline the process, make Guidelines easier to read and hoping for a fillable pdf.

Stephen stated Mark will be sending out a call for candidates for the upcoming Director’s election.

Stephen stated the vote for the 3rd Amendment to the By-Laws is still open and they were continuing to collect votes. Gina Lowery asked if anyone in attendance needed a ballot. Stephen provided some of the changes to the By-Laws. Class B (Declarant) removed in its entirety, Officers terms changing to 2 yr and 1 yr for continuity of Directors on the Board, compensation was deleted, specification where and how reserve funds will be spent. Five (5) Buckets for reserve funds, clubhouse, roads, pool, fitness (includes courts) and drainage. Sixth (6th) Bucket for General Reserve. Expenditures will require a Board Resolution.

Stephen updated on the second (2nd) fountain in the pond at the entrance. Currently waiting for GA Power. Nancy Muenzfeld said contractor was there today and hopefully work has begun to make repairs.

Old Business

Stephen stated a sand filter for the pool will be much more affordable when the time comes to replace filter. As of right now the temporary fix is working.

Homeowner question asked: Why take compensation out of the By-Laws? Stephen replied this is a voluntary position. Beth added that we all knew the situation when entering into it and it is important when in a service position not to profit from it.

Beth also commented the terms for Directors will be 2yr and 1 yr for the first election. Beginning the 2025 election for the 2026 Directors all terms will be 2 yrs.

Homeowner question asked: Regarding general upkeep of property within the community, what do people think? Beth responded stating there are standards for the residents and fines go out regularly. Resident commented wanting to know the amount of monies collected for fines.

The procedure was explained for delivery of violations. Covenant control every other week with a follow-up with the owners. Management company follow-up to collect fines.

Stephen said the Beautification Committee was doing an amazing job with the pool and the front entrance.

Stephen also stated this has been a year of rebuilding, next year will be more strategic with the hopes of creating a 1yr/3yr/5yr plan.

Homeowner made comment the homeowner’s property has deteriorated over the past year. Another homeowner said the common areas are awful and wanted to know if ProCuts manages these areas? i.e. Misty Marsh in front of Lazy Hammock

Beth responded, vacant lots we may think are common areas may not be. If not, the owners are fined. Stephen asked are their other common areas? Homeowner stated Enclave Blvd at Dove’s Nest. Another homeowner commented there is always dirt in the street on Dove’s Nest. Stephen said the management company will clean that area.

Homeowner question asked: Do fines increase with each violation? Stephen replied there are fines and also late fees if not paid.

New resident moved here two (2) weeks ago, moved here because of the aesthetic appeal of the community. He asked where does the fine come from? Stephen replied it is placed on homeowner’s mailbox. Comment was made from another resident stating you cannot put anything on a mailbox only on the post.

Owner of 6 Misty Marsh said they have a broken window and wants to know if they need to obtain approval prior to replacing. Stephen replied no.

Homeowner brought to the attention of the Board a bush blocking the view of oncoming traffic to the left when leaving the community. Nancy said the bush will be trimmed.

Leslie Schinn requested an email be sent regarding the internal garage sale October 26th. Stephen replied ok.

Beth Copic stated community events are vital to the neighborhood and provided a flyer with a list of Community Events upcoming. Events on flyer as follows: Trunk or Treat, Oct. 26 from 1:00 p.m. to 3:00 p.m., Friendsgiving, Nov. 16 from 6:00 p.m. to 8:00 p.m., Breakfast with Santa, Dec. 14 from 9:00 a.m. to 11:30 a.m., New Year’s Eve, Dec. 31 from 9:30 p.m. to 12:30 a.m.

Kelly Ward reminded everyone the Beautification Committee is holding an event on Nov. 22 from 5:00 p.m. to 10:00 p.m. to assist with decorating the clubhouse for the holiday season and trimming the tree. Please bring a beverage and a snack.

Stephen Guarino made a motion to adjourn the meeting, motion unanimous.