

Audubon Heights HOA  
Annual Meeting  
July 16<sup>th</sup>, 2021

1. Call to Start Meeting: 7:18pm
2. Introduction of Officers
  - a. Tom Ieracitano
  - b. Mark Williams
  - c. Sam Haag
3. Housekeeping
  - a. Facebook Live is running
  - b. Cards given to voting members if votes needed
  - c. There is an official quorum
4. Introduction of Members Present
  - a. Will & Lacey Smith
  - b. Mike & Sandy Harper
  - c. Kristin Huffmaster
  - d. Kylie Custin
  - e. Joe & Karen Pickren
  - f. Mandy Williams
  - g. Rhonda Ieracitano
  - h. Traci Sapp
  - i. Kim Eby- Non Voting Resident
  - j. James & Dana Rumker- Non Voting- Renter
5. Finance Report- Tom
  - a. Our current accountant has been relieved of her duties. We are switching to the CPA that does the HOA Taxes for their accountant services.
    - i. New Accountant is Henderson and Godbee
  - b. Financial breakdown for current YTD
    - i. These will be attached to the official minutes
      1. Specific Breakdowns as Requested
        - a. Lawn- \$750/cut
        - b. Water Bill- Varies- is used for the sprinklers
        - c. Vista Print- Advertising for Annual Meeting
        - d. Mark Williams- \$100- This was deposit for building for meeting
          - i. Once deposit is returned, the cost was \$35, so \$65 will come back to HOA
  - c. Dues Discussion
    - i. Requesting if you have not paid dues, please do so
    - ii. Will need to check the automated system to update and reflect members who have paid
    - iii. Discussion on how that software works- it is a new system for us
    - iv. Currently utilizing an attorney to collect back dues.
6. Dana Rumker- Renter

- a. Discussion on her recent interactions on Facebook with her concerns over treatment on social media with HOA Board Member
7. Reading of City Ordinance 58.9 on Parking Laws
  - a. Please try to keep the streets clear
  - b. Recent concerns over access to streets by emergency personnel
8. Garbage Can for Playground
  - a. This went on the backburner, will complete and report when done
9. Bylaws on Website
  - a. Concern of the blurriness of the bylaws and covenant on the website
  - b. This is a work in progress. We are in the process of updating the website, and getting a fresh copy of the documents direct from county records
  - c. Will update as progress is made
10. Playground Status
  - a. Requesting rubber mulch be placed as annual maintenance for the playground
  - b. Report when completed
11. Concern of Easement of Houses on Mockingbird by McNeal Estates
  - a. This will require possibly a surveyor to measure how close they are on the encroachment
  - b. Board will follow up as information is obtained
12. Back to School Bash
  - a. Motion by Mike Harper, Second by Mandy Williams to enter discussion on a back to school bash
  - b. Back to school bash on August 7<sup>th</sup>, Saturday
  - c. Cost not to exceed \$500.00 without further vote
  - d. 6 yes, 3 No, Motion passes with majority
13. Annual Garage Sale
  - a. Motion by Kristin Huffmaster, Second by Mandy Williams to enter discussion on the annual garage sale
  - b. Discussion: Request to place the garage sale on the same weekends bi-annually every year for consistence
  - c. Fall Garage sale Weekend before the Honeybee festival (this is the first weekend in October)
  - d. Spring Garage sale to be the weekend after Easter
  - e. 9 yes, 0 no, Motion Passes
14. Discussion on recruitment of officers
  - a. No volunteers at this time
  - b. We will advise if a special meeting is needed to vote on a prospective member
15. Motion to Adjourn
  - a. Motion Mark Williams, Seconded by Rhonda Ieracitano
  - b. No discussion
  - c. 9 yes, 0 nay
  - d. Motion Carries

Adjourned at 8:12pm

Minutes taken and filed respectfully by Samuel Haag, HOA Secretary

# Management Report

Audubon Heights Inc.

For the period ended December 31, 2021

Prepared on

July 16, 2021

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# Profit and Loss

January - December 2021

	Total
INCOME	
Services	12,640.60
<b>Total Income</b>	<b>12,640.60</b>
GROSS PROFIT	<b>12,640.60</b>
EXPENSES	
Legal & Professional Services	1,000.00
Repairs & Maintenance	9,454.88
<b>Total Expenses</b>	<b>10,454.88</b>
NET OPERATING INCOME	<b>2,185.72</b>
NET INCOME	<b>\$2,185.72</b>

# A/P Aging Detail

As of December 31, 2021

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This report contains no data for your specified date range.

# Expenses by Vendor Summary

January - December 2021

	<b>Total</b>
123BrandMe.com	131.95
Bill Osbourne	100.00
City of Hahira	253.12
Constant Contact	247.50
Dover Miller Karras Langdale	1,000.00
LANCE EXTERMINATING	245.00
Mark Williams	100.00
Nancy J Pratt	440.00
QuickBooks Payments	15.00
Square	0.01
Tillman Insurance	881.00
Vista Print	133.09
Weeks Landscaping	6,908.22
Not Specified	-0.01
<b>TOTAL</b>	<b>\$10,454.88</b>