



**SOUTHERN POINTE SHORES
HOME OWNER'S ASSOCIATION (HOA)
Meeting Minutes
23-November-2008**

Attendees:

Lisa and Cathy (lot 2)
Cheryl and Pam (lot 4)
Michael Maupin and Lela DeBaptiste
Mark and Kellei Wells (lots 5, 6 & 8)
Carole Ramos and Patty Catanzariti (lot 9)
Bill and Ellen Krause (lot 10)

General Topics:

- Election of HOA Board of Directors:
 - Mark Wells – President
 - Michael Maupin – Vice President
 - Lela DeBaptiste- Treasurer
 - Carole Ramos – Secretary
 - The term for these directors will cover from 23-Nov-08 through to 4th Sunday in March, 2010. The physical year of the association shall begin on the 1st day of January and end on the 31st day of December every year.
 - Any special transactions of business that may arise can be voted on the majority of the Board of Directors. A summary and copy of any and all decisions will be provided to the association members.
 - Mark Wells presented the HOA bylaws and after a brief discussion it was decided that a copy will be presented to each member of the association. Kellei will provide the copy along with a list of contact information for each member.
- HOA Membership:
 - There was an understanding that there would be three categories of HOA membership:
 - Class A: those entitled by ownership at time of purchase to be a member of the HOA and signed the *Declaration of Restriction for Subdivision of Lands of the Estate of J. Howard Isaacs, Also Known as Southern Points Shores* (lots 1-11). They are responsible for their share of the initial electric gate purchase and maintenance as well as other fiscal responsibilities as outlined in the bylaws.
 - Class B: current and future lot owners south of the gate marking the entrance of the Southern Points Shores division on Isaacs Shore Road, who signs and adopts the covenants, conditions and restrictions set for by the Southern Points Shores bylaws. They are responsible for their share of the initial electric gate purchase and maintenance as well as other fiscal responsibilities as outlined in the bylaws. They may enjoy full and equal privileges of the association.
 - Class C: current and future lot owners south of the gate marking the entrance of the Southern Points Shores division on Isaacs Shore Road. They are responsible for their share of the initial electric gate purchase and maintenance but are not

part of the subdivision and are not held by the bylaws of the HOA. They may not enjoy any privileges of the association.

- As president of the association, Mark Wells will pursue discussions with those lot owners not originally included in the HOA to possibly persuade them toward inclusion in both the HOA and purchase/maintenance of the electric gate or just in the purchase/maintenance of the electric gate; before the lots change ownership or at the time of property purchase.
- Dues:
 - A checking account will be set up in the name of Southern Points Shores. Leia and Mark will be the co-signers for all checks. The annual dues were agreed upon by all attendees to be \$100 per lot (attendees encompassed the majority of lot owners – 8 of 11). The annual dues were paid by those in attendance to the Treasurer at the end of the meeting. Annual dues will be due on an annual basis by January 31st of each year. For those lot owners belonging to the association but not in attendance will be contacted by the Treasurer for their dues (lots 1, 3, 11 and the White's whom have requested to join the association).
 - The value of \$100 per lot was determined by including the following annual costs to maintain common areas of Southern Points Shores:
 - Clam shell road (between \$300-\$500 per year)
 - Insurance (for common areas – price to be determined)
 - Electric/phone and maintenance for electric gate
 - It was determined that the amount for the annual fee will be revisited, if necessary, prior to the annual meeting as determined by the Board of Directors. It may also need to be revisited depending on the actual number of members of the association.
- Electric Gate for entrance to Southern Points Shores:
 - The attendees agreed that an electric gate placed at the beginning of the clam shell road would be the best location.
 - Members understood that placing the gate in this location may mean that some homeowners that are not a part of the HOA and do not want to participate in the purchase and maintenance of the gate would still reap the benefit of it. The association felt that a gated community protects and increases the values of our properties.
 - Carole Ramos presented a summary of her interviews with four electric gate vendors. All documentation of the process is available upon request. At the end of the summary overview and subsequent costs, it was determined that the association would like to pursue the proposal offered by Dewey Hancock (Hancock Gate Operator Systems). The estimate for the gate (not including electric & phone) was approximately \$17,000.00. As discussed, dividing this among the original 11 lots brings each share to approximately \$1,550.00. The number of lots joining the association will affect this and shares will be adjusted accordingly.
 - When Carole gets more specific details she will communicate these to the association for final review.