

## Minutes

### Southern Point Shores Homeowners Association Annual Meeting

October 16 2011

225pm

Conducted at the home of Bill Krause and Ellen Barag

Present:

Bill Krause

Ellen Barag

Cheryl Myers

Pam Schaefer

Mark Wells

Lela DeBaptiste

Michael Maupin

Carol Ramos / telephonically

Patti/ telephonically

A quorum is present

1. At 220pm on 10/16/2011 the home owners association of Southern Point Shores conducted their annual meeting. Mark Wells, President of the Association called the meeting to order and began by stating that a new Board needed to be elected. Cheryl nominated Carol Ramos for President. Lela Baptiste 2nded the nomination. Lela agreed to stay on as the Treasurer. Michael Maupin agreed to stay as Vice President and Pam Schaefer was nominated by Cheryl Myers for Secretary. Mark Wells 2nded the nomination. All present were in approval of the new elected board and all so moved.
2. Mark discussed the phone system at the gate. The monthly phone bill for the gate phone is approximately \$26.00 per month and could be illuminated altogether. Codes could be given to deliveries and contractors and new codes should be added. He suggested having Dewey set up the code system on one of the homeowners computers so that the codes can be changed. Dewey's service calls to the gate were also discussed. Dewey charges us each time he is called out to the gate for service. The yearly service contract is 350.00. Lela suggested that we leave the phone as is for the next 2 months or until we find out what the alternatives are from Dewey

Mark made the motion to approve keeping the phone system until further information is obtained. Pam Schaefer 2<sup>nd</sup> the motion.

3. Carol stated that the side gate is always breaking and feels that strangers are entering it. Carol and Patti are always fixing it. Mark said that he has an extra "private road" sign that he will bring and put up.
4. Carol suggested that we beautify the entrance. Mark asked all present what day would be good. It was decided that November 12<sup>th</sup> at 2pm we will meet at gate entrance to decide what needs to be done to beautify the area and begin the work needed. Mark will fill in the pot holes in the road as well.
5. Road: We need 3 to 4 10 wheeler loads of clam shells for the road. It is best done in the winter months because the odor is lessened. Mark will get a price from Sea Watch in Milford it will cost approximately 350-450 a load. Cheryl will check with her sources for a price comparison. The road was last done in 2005. The installation of the gate has helped preserve the clams. The road probably won't need to be redone for 10-12 years
6. Lela discussed the cash expenditures for 2011. \$2000 spent for 2010. \$1300 ytd probably will be \$1500 by years end. Bank balance as of 10/16 \$3400
7. Some homeowners dues are still outstanding and when collected will cover all costs. Lela suggested that we do not collect dues this year. Dues for 2010-2011 were \$500.00. No dues for 2011-2012. Possible dues for 2012-2013 to be decided. Mark made the motion to approve all present 2<sup>nd</sup> the motion.
8. Lela will email all homeowners who have outstanding balances. Those who refuse to pay only recourse is to assess their property.
9. Mark paid electric bill and taxes out of his account. Carol as President will now have signing authority along with the treasurer. Mark will get new signature cards. Mark will change billing address to Lela instead of Carol because Carol and Patti are in the process of moving. Lela suggested that mark and Carol be co-Presidents and that all addresses remain the same and not be changed at this time. After Carol and Patti move this will be revisited. Carol is going to call all homeowners to give them the heads up on owing dues and to expect and email or letter form Lela.
10. The 2<sup>nd</sup> Sunday in July was proposed by Mark for the next annual homeowner's association meeting. Carol made motion to approve Lela 2<sup>nd</sup> the motion to approve

The meeting was called to adjourn approximately 4pm. All approved motion to adjourn.

Respectfully submitted by.

Pam Schaefer

Secretary

Southern Point Shores Homeowners Association