

## AGENDA

### OLD MILL RUN BOARD OF DIRECTORS ANNUAL MEETING

December 4, 2024 at 7:00 p.m. (Meeting also held on Zoom)

The Meeting was called to Order at 7:09 p.m. / It was certified that there was a Quorum present (32 votes with members present and proxy forms)

- I. Proof of Notice – Written certification was submitted that notices of the meeting had been mailed to all lot owners with adequate notice as required by the law and the bylaws. Notice of the annual dues assessments for 2025 were mailed to all lot owners at least 30 days in advance of the ensuing budget year, as required. It was re-stated that Annual Dues are due by January 31, 2025.
- II. Approval of Previous Annual Meeting Minutes – The Minutes of the previous Board meetings were reviewed and approved. There was a motion to approve By Vince and seconded by Jamie.
- III. Reports of Officers/Committees: Re-establishment of an ARC committee for Applications – No changes were made to Officers or Committees.
- IV. Nominations from the Floor – There were no nominations submitted from the floor or over the Zoom call.
- V. Introduction of Candidates (if applicable); Appointment of Ballot Counting Committee (if applicable); Election (if applicable) – This was not applicable.
- VI. Annual Report
  1. Annual HOA Dues and Budget for 2025 – No changes were made to the Annual dues amount from 2024. Annual dues due for 2025 continue to be \$650/year per lot.
  2. Established an ARC Committee for 2024 – Members of the Committee have agreed to stay in service for 2025.
  3. Maintenance performed on the Millhouse, Wheel, Landscape and general mowing, Front lighting, sprinkler system, etc. – There has been continued maintenance performed on the Entrance area over 2024. The next scheduled maintenance will be to remove the popcorn ceiling and resurface with knock-down covering. Interior walls and ceilings will be painted. A second ramp will be added to the west side of the Millhouse, repair to the wood of the banister and any underlying wood below the deck.
  4. Several applications were submitted for approval and decisions made by the ARC and Board Members.
  5. Movie Night continues with growing success
  6. There was discussion regarding fining for violations and forming a Fining committee as advised by the Attorney. No decisions were made on this subject. The Board will continue to handle violations through email, mail and certified mailing.
  7. Several new roofs were completed in the community. Work performed by various companies including New Image Roofing and Scotts Roofing.
  8. Hurricanes – damage, repairs and debris removal. There is still debris that needs to be removed once the waste management has caught up from the hurricanes.
  9. Issues with Bus Stop on Lenze – The board will contact Molly Cunningham to get a status of whether the bus stop could be moved further east on Lenze.
  10. Street light on Dry Run – There is no street light in the original plat plans for Dry Run.
  11. Christmas Parade – There was little interest in this activity.
  - 12.

VII. Unfinished Business

1. Survey on the “future roadway” area between Lot 15 and 16 (ordered 11/19) The Board to follow up with the Survey company for status.
2. Upkeep on the Millhouse and entrance area

VIII. New Business

1. Review Lawn Mowing agreement for 2025 – Current agreement to remain in effect for 2025
2. Possible need for Road Repairs in 2025
3. Evaluate camera and security company services – The Board will contact the current company for service and review.

IX. “Members have the Floor”

The Eagle nest has been rebuilt after the Hurricane.

Beware of the Bears and other wild animals. They seem to be getting more aggressive.

X. Adjournment