

Board Meeting Minutes 10 Sep 2026 6pm at Panera

Board Members Present

Todd Snyder	Carol Madison
Kari Dunham	Rick Wheeler
Will Gillam	

Todd provided a copy of the police report from the damage that was done by a vandal to the entrance of the property on 7/21/2026

Will provided the project details from Escambia County with respect to the work being done to Olive Rd between Palafox and Davis. The project will include adding a curb and sidewalk, ten foot multi use path and two way left turn lanes. Construction should start soon with a completion date projected for Sept 2027.

We discussed the 22 home subdivision going in on Cody, Cottages on Cody, and the impact it will have on our neighborhood and traffic on Cody and Olive.

Secretary Report: Kari continues to update the mailbox replacement instructions. The last item to be finalized is the plaques with the house number. She has ordered them for her home, will confirm they fit and will then order for Leigh's house and send her a final bill for her mailbox replacement.

The Goodwill community center has been reserved for the annual meeting from 6-7:45 pm on 15 October 2026. We have to be out of the building by 8pm. Todd will get the signs out of storage and post them at the entrance and exit to the neighborhood. The POC for the annual scheduling is Kendra Wyer 850-434-0032.

Treasurer Report: Carol reported on finances. Our repair costs have been down this year, but our electric is up 15% and our insurance is up \$600. Our reserves are close to \$30k and are in CDs and our checking is at \$29k. There are still a few lots with unpaid dues, including the home in foreclosure, 1017 BWT. She did not get an estoppel letter when the Foster home, 8430 CCT, closed.

Todd has drafted a form for the architectural committee to use when notifying homeowners of discrepancies in the appearance of their home or lot. The hope is this will standardize the process and make it simpler.

We are still working on finalizing the request form for video footage from the entrance cameras.

Upcoming garage sale is 10/17/26.

We discussed the landscaping plans for the entrance. The idea of a one time assessment to pay for it was discussed. We will propose it at the annual meeting. We are still waiting to hear back from two companies we were in communication with. The general consensus is thproject

should wait until the Spring, but we need to work with the landscapers now, during their slow season to determine the best plans to renew our entrance.

We agreed to communicate via text or phone between now and the annual meeting and only meet in person if necessary.