

The meeting was called to order at 10:32 at Sharron's house.

Present were Susan Mitchell, Carlos Gutierrez, Sharron Callahan, Diane Pierce. Absent Lea Ann Hoy. The minutes of the last meeting were approved.

Carlos shared the bank balance and is working on getting Quick Books to populate income from 2025 & 2026. He will work on creating a report for the CPA so taxes can be filed with Pettigrew.

Diane discussed that the resident had been contacted who had previously mentioned might be willing to be a benefactor for new amenities. However, his situation has changed and is not amicable to help with maintenance issues. She shared some ACC issues and Garry Mitchell is handling those. There has been one home sold and she should find out the new owner soon. There seems to be a need for the residents to post fliers or information at the mailbox kiosk. Susan has a bulletin board that can be installed on the post rather than using the mailboxes. Sharron will install when it is available.

It was determined that a standards list needs to be done for selections of items residents wishing to repaint or replace can use for their home. A mini meeting will need to be held to review/approve that list. Sharron will do a review of all homes for house and door/shutter colors and door designs. She will let the board know when that has been done.

Susan asked Sharron to discuss the attorney she found. There was a decision that no action needed to be taken at this time. We may move forward when the need arises.

We discussed the pine straw that will be needed in spring, Sharron will contact the landscaper to get his cost. There is a company that will do it for \$7 installed. We will need 300 bales. At \$7 the cost would be \$2,100; the budget is \$2,250 for pine straw.

Lea Ann previously shared we have two bids to repair several areas of the pool. Carlos suggested Lea Ann contact Chattahoochee Pool to see if he would work on a payment plane for the \$14,350 for resurfacing. The other items could be done before the resurfacing. It may be necessary to do an assessment to pay for the resurfacing, but no amount or time frame were decided on.

There are still several delinquencies and one that is fairly large. Sharron will send a letter to those delinquencies and a final letter to the most severe delinquent resident.

The open item with no action was the date for the Town Hall meeting. It was discussed that we find out if a payment plan was feasible before setting up a Town Hall so we would know whether an assessment would be necessary or what the time frame would be as the pool would be closed during that process. We can also have the contractor at the meeting.

The next meeting will be **Wednesday, March 13th, 6:30PM** at the clubhouse.

Respectfully submitted, Sharron Callahan Secretary.