

Waterscape Property Owner's Association

Date: February 19, 2024

Time: 6:30pm

Location: Eileen Stammetti's Home, Facebook Live

Attendees:

Eileen Stammetti, President

Bill Leagon, VP (Virtual)

Hannah Martin, Treasurer/Secretary (Virtual)

Kathy Holland, Board Member at Large

Tim Garner, Board Member at Large

John Simmons - Member

Welcome and Recognition

Eileen Stammetti opened the meeting, welcoming all attendees.

John Simmons was recognized for his service on the Board of Directors and congratulated on the sale of his home.

Financial Report for 2023

Hannah Martin presented the financial report for 2023.

Membership dues totaled \$15,300, including one past due from 2022.

Donations amounted to \$600, with an additional \$500 for a past due transfer fee.

Interest on the money market was \$506.13, resulting in a total of \$16,906.

Operating costs included office supplies, insurance, landscaping, Brunswick Electric, and maintenance, totaling \$15,329.

Legal fees were \$0, and county taxes were approximately \$50.

Credit card processing fees totaled \$108.

Proposed Budget for 2024

Hannah Martin presented the proposed budget for 2024.

Projected income increased to \$17,250 due to an increase in annual fees.

Projected expenses totaled \$13,352, leaving approximately \$3,600 at the end of the year.

New budget categories included a social and welcome committee budget and a road maintenance category.

Discussion ensued regarding the appropriate budget for the social and welcome committee, with a final decision to allocate \$300 for the year.

Eileen Stammetti raised concerns about insurance costs, suggesting an increase in the budget due to rising insurance rates.

Kathy Holland inquired about the annual meeting expenses, which were clarified to be covered under the operating budget.

Hannah Martin agreed to follow up on insurance quotes and other outstanding items before the annual meeting.

Old Business

Website

Positive feedback was received on the website design, with concerns about privacy discussed and promptly addressed.

Discussion on website accessibility and contact information placement ensued.

Road Repair Update

Eileen provided an update on road repair discussions and contractor interactions.

The budget approval process and scheduling were discussed.

Liability Waiver

Discussion on pending liability waiver and follow-up actions.

Common Courtesy Communication

Plans to streamline communication methods and ensure a positive approach to community reminders were discussed.

Hannah proposed scheduling frequent reminders on Facebook for proactive communication.

New Business

Annual Meeting Agenda Review:

Review and discussion on the agenda items for the upcoming annual meeting, including the introduction of new members and board elections.

Tim proposed having two workdays annually to encourage community involvement and facilitate social interaction during community maintenance tasks. The idea was well received and plans to coordinate social events were discussed.

Discussion on separating the roles of Secretary and Treasurer for clearer responsibilities.

A proposal to discuss prohibition of property purchases by corporations within the community was made by Don Bouldon.

Action Items:

Hannah Martin:

- Follow up on insurance quotes and other outstanding items before the annual meeting.
- Coordinate with the social and welcome committee regarding the allocated budget.
- Address website accessibility concerns and contact information placement.
- Board Members:
- Review the proposed separation of roles for Secretary and Treasurer and provide feedback.
- Further discuss the prohibition of property purchases by corporations within the community, considering legal implications and potential budget considerations.

All Members:

- Review the proposed annual meeting agenda and provide input.
- Consider ideas for community involvement and social events during maintenance tasks.

Adjournment:

The meeting was adjourned at 7:35pm by Eileen Stammetti.