**Windward Cove HOA Board Meeting**

**August 14, 2019**

**6 p.m.**

**Meeting Started at 6:08 p.m.**

**Treasure Report**

* There are still two Lot owners that owe dues, and they are making monthly payments to be paid in full by December 31st.
* We have collected $84,760. of the $86,025 invoiced for the 2019 dues.
	+ Balance of $1,265 balance.
* The amount of Fines collected through the ARC are $3,750.00

**Gate – Approve proposal**

* + Currently have Altech and not happy with their response. They are not responding to Ian – the gate keeper.
	+ Johnson Communications is new proposed company to use.
	+ Tiffany submitted a copy of the quote/proposal from Johnson Communications. Monthly costs should be about the same as the current costs through Altech, approximately $94/month.
	+ Dave requested that we get a description of what’s included in a maintenance plan.
	+ Software System to keep up with the new gate codes.
	+ Andy B. will take over the gate code changing/logging project.
	+ Temporary codes for contractors, i.e. Holiday Homes has 554. When they are done building, the code gets wiped. Vendors/deliveries will look up names to call the person to let them in.
	+ Sam suggested the board articulate answers to gate questions to relay it to all neighbors.
	+ Chris U. may have the list of codes and who they are assigned to currently.
	+ Sam motioned to approve the gate contract proposal. All approved.
	+ We will see if we can use Verizon

**Maintenance**

* Flooding update
	+ Andy South, Jason Ward, Drew Kilgen, & John Ward (SeaTow/Aquanat Salvage) pumped the first drain.
	+ John Ward’s company pumped the flooded streets.
	+ Neglect of the drainage, by the county, from the new homes exasperated the flooding problem. The county will send an engineer out to verify that it is rectified.
	+ David suggested we get a Storm Water Management company to dig the ponds out deeper. Tiffany will contact a company to see what we can find out, possibly utilizing the Storm Management Reserve funds.
	+ Sam stated that the inner ponds need attention.
* Trees Trimmed
	+ Jason is going to have trees trimmed in the entrance way. $500 quote to clean them all up.

**BOA Update**

 **Kayak Storage**

* Good suggestions have come up on FB
* It is illegal to tie anything up to the posts, per the BOA/HOA guidelines.
* Proposal by neighbors to purchase a kayak tree, Rob Valcana.
* HOA is not responsible for storing kayaks.
* Kayak Storage was tabled by the board.

**Enforcement Update**:

* Complaints received since last meeting
	+ Garbage cans need to be put away overnight and not stored out in the open.
	+ Sam does not want to be on the enforcement committee anymore. He suggested that a Property Management company be solicited to enforce the rules. He feels that it could eventually be self-funded.
	+ Jason doesn’t mind taking up the duties from Sam but Sam will continue to do it until we find a better solution. He wants to put effort into finding info about companies to do this. Tiffany said she would be glad to entertain quotes. Sam will research and bring it to the board.
	+ Jason believes that the board was elected to interpret and enforce the bylaws.
	+ Tiffany said that people do not follow the process to file a formal complaint. We have a process in place but it is not getting used.
	+ Email Windwardcovesecreatry@gmail.com for complaint form requests.
* Street Parking
	+ NO overnight parking – it is the biggest problem.
	+ We need to go to the landlords not the renters to notify them of the bylaws. Fine the landlord which turn into liens against the house. The breakdown is between the homeowner and the renter. Property values matter to the homeowner.
	+ Parking on the vacant lot
	+ Tiffany is going to give out Oops letters before Warning letters.

**ARC Update**:

* Carl – Solar issue has been resolved.

**Parcel C update**

* The pool, roads, pier, facility is the responsibility of the BOA.
* Andy South stated what the attorney said February 25, 2015 quit-claim deeded Lot C to the HOA for $10 by Crimson Windward Cove, LLC. Item 14, page 21 was quoted. It was supposed to happen on January 1, 2010. The Master association has ownership of Parcel C and could consider obtaining rights for the BOA to maintain it.
* Dave showed the document between BOA and HOA to come up with a shared-use agreement. He suggested we could change the bylaws but it is not expecting it to pass.
* The next step is to request a letter to amend the covenants to reflect the legal verbiage stating that BOA no longer owns Parcel C, HOA now owns it.

Meeting adjourned at 7:46 p.m.

**Webpage (Tabled until next time)**

* Old page from previous board – can it be reactivated?
* Link the complaint form to the webpage