

The Abbeys HOA  
Board of Directors Meeting  
April 17, 2023, 6:30pm

MINUTES

- Chuck Jones, president, called the meeting to order at 6:30p.
- March 2023 Minutes unanimously approved, as written.
- March 2023 Financials unanimously approved.

All board members present.

Reports

- ACC:
  - Recent approvals/denials:
    - None
  - Unapproved fence: Being handled by attorney. Ongoing.
  - The ACC has asked the Board to have the fire table at the last circle in the common area to be removed. Those who contributed to the table want it known that the guts had been removed, however the ACC asked that the fire table be removed.
- Treasurer:
  - March financials were completed and sent to board members to review on April 16, 2023. A summary is as follows:

▪ Beginning Balance 03.01.23:	243,412.97
▪ Income 03.01.23 – 03.31.23:	20,938.50
▪ Expenses 03.01.23 – 03.31.23:	18,664.91
▪ Ending Balance 03.31.23:	256,686.56
▪ Prepaid dues as of 03.31.23:	21,852.98
▪ Delinquent as of 03.01.23:	4,966.50
  - Taxes for 2022 were completed. Paid \$16.00 to Georgia and \$83.00 to IRS.
- Grounds
  - Waiting on estimate and schedule on the azaleas in the last circle common area.
  - Two trees behind Rincon Pevero Abbey Circle were removed, and a large tree on between two homes on Rincon Abbey Court was uplimbed, total cost \$2225.00 Other trees were removed by homeowners at homeowner's expense.
  - There are additional trees that need to be removed. An estimate will be obtained.
  - Jim will ask Carlos to spray the weeds in the large pine straw common areas.
  - Jim will ask that Carlos trim the hedges along the golf course to 4' in height and 3' in width, and additional hedges in the last circle that have been overgrown.
  - Jim and Carlos will look at some additional common area hedges on the south side of the last circle to determine if they need to be cut back.
- Gates
  - Thank you Chuck for removing and discarding the concrete yellow speed turtles left from the gate pad repair.
  - Thank you to the Jenkins, Rays and Laniers for pressure washing the gatehouse and the brick pavers. It looks great!!

- Pool
  - Due to inclement weather, the pool has not yet been inspected. It is expected to be inspected this week. Carol will send out an email when the certificate is issued.
  - The pool furniture is clean and in place for those who want to sit and sun.
  - Thank you again to Sonny Jenkins and Jack Lanier for repairing and painting the pool deck.
- Clubhouse
  - Advanced Services has completed the 2023 Termite inspection of the clubhouse. No termite activity was found. Cynthia will inquire about adding an annual termite inspection for the pump house and gatehouse.
  - The benches around the clubhouse deck have been resurfaced with Trex, and the wall and sides of steps leading to the pool have been painted. Total cost \$9500.00

#### Old Business

- Reserve study scheduled for April 20, 2023. Cost of reserve study \$4300.00

#### New Business

- The Abbeyes will host a neighborhood social on Sunday, April 30<sup>th</sup>. Hot dogs will be provided. Please bring a side dish or dessert, along with the drink of your choice. More details will be emailed out at a later date.

Meeting was adjourned at 7:45pm.