

Abbey's Board Meeting Minutes - June 17, 2025

Board members present: Chuck, Tim, Jim, Candy, Michelle, Mary, Gene

Invited guest: Chuck LaMarsh

Meeting called to order at 6:32 pm

Chuck LaMarsh – Chuck received three quotes to correct drainage issues leading to the retention pond in a common area. The Board will review and investigate further.

Candy Adams: Treasurer

Income (HOA Dues) \$21,105.00

Interest Income \$ 16.87

Total Expense \$ 7,456.42

Checking Account \$222,933.94

CD \$ 20,820.39

CD \$ 15,311.72

Money Market \$ 30,579.67

Total Cash **\$289,645.72**

Advance Payments \$ 22,211.98

Past Due HOA Fees \$ 5,599.00

Total Acct. Rec. **\$ 16,612.98**

Hurricane Rec. **\$ 24,788.02** (due by 7/31/25)

- Reminder: The hurricane assessment funds are due by July 31.
- Excess cash will be moved to a money market account

Jim Adams: Grounds

- Battery sprinklers set up in the cul de sacs are working
- The concrete ditch repair is completed
- The shrubs were trimmed
- Common areas have been sprayed for weeds
- The board has a list of stumps, visible from the road, to be removed. We anticipate work to start before the end of the month

- **Michele LaMarsh:** Clubhouse
- No rentals in June, one rental in July
- Michele cleaned the grill at the clubhouse. Residents who use the grill are reminded to clean it afterward
- The front steps will be power washed
- Board is getting quotes for painting the gatehouse, pumphouse and the clubhouse
- Currently have some problems with the lights in the kitchen – will be repaired

Gene Lott: Pool

- Residents are reminded to shower before entering pool
- Residents are reminded to lock the gate at the pool. The gate has been left open several times
- Reminder: do not sit on the rope divider in the pool nor untie the rope
- Sometime in the future, the pool will need refinishing

Tim Brandon: Gate

- No issues

Architectural Review Committee Update:

- Some properties are in need of repair/clean-up. They will be referred to the ARC for follow-up with the homeowners

Follow up and new issues:

- Independence Day Party – July 4, 4:00-7:00 at Clubhouse. Watch for email and flyers
- Water aerobics classes – Begin Monday, June 23 at 5:00 pm
- An email will be sent to residents to see if anyone wants to get involved in helping with the neighborhood events. This could include planning, set-up, decorating or anything to help build connections in the neighborhood

Meeting adjourned: 8:00 pm

Mary Rieck

Secretary