

## **Abbey's Board Meeting – February 18, 2025**

Board members present: Chuck Jones, Candy Adams, Gene Lott, Michelle LaMarsh, Tim Brandon.

Meeting called to order at \_\_6:29 pm\_\_

Concerns:

None

**Candy Adams:** Treasurer

Total Income for January \$ 21,105.00

Clubhouse Rental \$ .00

Interest Income \$ 16.84

Operating Expense \$ 11,937.69

Total Expense \$ 11,937.69

Total past due HOA fees \$ 3,724.00

Total advance payments \$ 16,126.98

Checking \$ 88,323.79

Money Market \$ 30,514.41

CD \$ 20,820.39

CD \$ 15,311.72

Total Cash \$ 154,970.31

### **2025 Budget presentation**

Total budgeted Operating expense for 2025 is \$183,193.67 compared to 2024 Operating expense of \$261,754.00 (excluding Hurricane clean up expense). The increased expense in 2024 was primarily for the front wall repair.

The majority of our operating budget is for grounds. \$151,094 of the \$183,194 operating budget is for lawn maintenance, trimming shrubs, edging, blowing driveways, streets, porches, decks, etc. and for fertilization, weed control, tree maintenance, etc.

In 2024 our expenses were \$8,494 less than our income from HOA dues.

In 2025 our expense will be \$70,066.33 less than income from HOA dues.

I will be scheduling an appointment with Cohen Bailey to submit actual invoices for repairs to wall and tree removal to see if we can collect additional money from the insurance company and also to add the fence and culvert to our policy. Value of our clubhouse, gate house and pool house will be reviewed.

**Jim Adams:** Grounds

Leaning tree between Ligon and Patrick homes needs to be checked and possibly removed.

West fence - Glen Falls has reviewed damage to West fence and provided an estimate but until actual work begins it's difficult to know the exact cost. This cost will be included in the "hurricane expense" and not in our operating budget.

East fence – a small section of the east fence has also fallen. Glen Falls will be providing an estimate.

We will be getting several estimates for repair of the culvert behind Glen Abbey and Pevero Abbey. This expense is also included in the "hurricane clean up/repair".

Front wall repair – We are on the schedule to have the front wall repaired. Date to be determined. This is also included in the "hurricane clean up/repair".

Trimming of the Crepe Myrtles is in process.

Residents have been asked to place their orders for pine straw from Glen Falls. Straw to be put out before Masters.

Common area pine straw will be put down before Masters.

**Michele LaMarsh:** Clubhouse

\_\_No\_\_ rentals in January

\_\_3\_\_ rentals in February

If residents use the gas grill on the clubhouse porch, make sure you turn off the gas when you are finished using the grill.

**Gene Lott:**

Pool is closed.

**Tim Brandon:**

Gates are now closed.

**Chuck Jones:**

At the annual meeting, two individuals volunteered to help. One to help grounds and one to prepare a long term plan for fixing all the problems in the neighborhood.

The board needs to define and prepare a description of how the board needs help from these volunteers:

Chuck LaMarsh - Long Term Plan

Beth Meschke – Grounds

Chuck and Beth are invited to attend the March board meeting on the third Monday of March at 6:30 to participate in this process.

**Follow up and new issues:**

Meredith Ray: There will be a food drive in the spring for the women's shelter. More details to follow in the spring.

John Ray & Jim Adams have spoken with Columbia County officials and our storm water fees are for other roads in the county. They do not cover our property since we are in a private community.

A work day has been scheduled for March 8<sup>th</sup> to clean up the front entrance. Volunteers are needed.

Meeting adjourned: \_\_\_7:21\_\_\_\_\_

Candy Adams (for Mary Rieck)

Treasurer