

The Abbeyes HOA
Board of Directors Meeting
January 17, 2023 6:30pm

MINUTES

Board Members present: President Chuck Jones, Vice President Beth Meschke, Secretary/Treasurer: Connie Wilson, Grounds Chair Jim Adams, Gate Chair John Ray, Clubhouse Chair Cynthia Jenkins and Pool Chair Carol Allen

Residents present: Sonny Jenkins, Earl & Elain Williams, Joy Jones, Chuck & Michelle LaMarsh, Marise & Bud Kuhlke, Meredith Ray, Monique Cauble, Donna Gray, Sheila Wilson, Jack Lanier, Claudia Mahaffie, Gene & Tina Lott, Bert & Mary Moody, Candy Adams, Pat & Cathy Patrick, Tony & Hilda Musgrove, Jeff Wilson, Sarah Jefferson, Nan Shaefer, Kathy Staton, Barbara Bates, Ginny North, Cathie Joffey, Barbara Hill, Carolyn & Barry Culp, Elizabeth Kane, Carolina McGowan, Judy Carmon, Juli and Tim Brandon

The meeting was called to order by the President, Chuck Jones, at 6:30 pm.

A request for agenda items was sent to the neighborhood on 1/12/2023.

Minutes from the December 20, 2022 Board Meeting were approved, unanimously.

Financials for December 2022 were approved, unanimously.

Reports

- ACC:
 - Recent approval/denials:
 - 699 Glen Abbey Drive. Brick underpinning of porch. Approved.
 - Solo stove to be placed in common area. Denied.
 - The ACC is going to revisit the policy on stoves, grills, firepits and other heat sources in common areas.
- Treasurer:
 - December financials were completed and sent to board members to review on January 15, 2023. A Summary is as follows:

▪ Beginning Balance 12/1/22:	246,186.51
▪ Income 12/1/22-12/31/22:	13,906.82
▪ Expenses 12/1/22-12/31/22:	16,384.07
▪ Ending Balance 12/31/22:	243,709.26
▪ Prepaid dues as of 12/31/22:	8,352.98
▪ Delinquent as of 12/31/22:	1,910.00
 - Currently, there is no late fee being charged on delinquent dues. The CCRs allow for a 10% late fee to be assessed on any assessment not paid with thirty (30) days after the due date. Article V, Section 8. Should delinquency increase, the board will review assessing interest on dues more than 30 days delinquent.
- Grounds
 - Front Wall: Three estimates have been obtained. The scope of work is different on each. More research will be done before a decision is made. This will be a large repair.

- Postponing trimming any further shrubs until warmer weather.
- Three additional trees need to be removed – obtaining estimates.
- Columbia county water – There is problem with two boxes at the clubhouse. Columbia county stated they do not know where it is coming from and possibly this is as a result of a wet water spring. They are going to come back and look at more areas and determine what action is needed.
- There is a tree to be trimmed between the Patrick's the McGowan's homes. Jim will contact the Patrick's and McGowan's when this is scheduled.
- Matthews Lawn Treatment
 - First application has been applied.
 - It was asked if Matthews could notify the board, to notify the community of the next treatment.
 - There was some concern that not all back yards were treated.
 - Chuck Jones will reach out to Matthews on these two concerns.
- Gates
 - The exit gates are still down pending parts, and repair of the asphalt. A concrete apron will be installed with sensors for the gate. This is a long term repair. UPDATE: This has been completed.
 - Two unburied cables have been removed. Still working on removing additional cables. Thank you John Ray for pushing this thru!
- Pool
 - The pool is still closed with a goal of opening Masters Week.
 - The decking around the pool is in need of serious repair.
 - Board Members Chuck and Carol have reached out to two contractors for estimates. Further research is needed before a decision can be made on this repair.
- Clubhouse
 - Club House Rented 19 times in 2022!!!!
 - Rental fee has increased to \$100, which is still a low cost.
 - John Ray, Gate Chair led the project of security for the Pool and Club house. Signage has been added at the Front door and front gates. We have issues with vandalism and unusual experiences. We received 3 bids and at board direction put in cameras that covers club house, side area, gates, pool area. For right now this is just a motion activated recording. The cameras have color and b/w are high quality video.
- All other Old Business or Tabled Business will be moved to February, to begin the Annual Meeting.

The Abbeyes HOA
Annual Meeting
January 17, 2023 7:00pm

Board Members present: President Chuck Jones, Vice President Beth Meschke, Secretary/Treasurer: Connie Wilson, Grounds Chair Jim Adams, Gate Chair John Ray, Clubhouse Chair Cynthia Jenkins and Pool Chair Carol Allen

Residents present: Sonny Jenkins, Earl & Elain Williams, Joy Jones, Chuck & Michelle LaMarsh, Marise & Bud Kuhlke, Meredith Ray, Monique Cauble, Donna Gray, Sheila Wilson, Jack Lanier, Claudia Mahaffie, Gene & Tina Lott, Bert & Mary Moody, Candy Adams, Pat & Cathy Patrick, Tony & Hilda Musgrove, Jeff Wilson, Sarah Jefferson, Nan Shaefer, Kathy Staton, Barbara Bates, Ginny North, Cathie Joffey, Barbara Hill, Carolyn & Barry Culp, Elizabeth Kane, Carolina McGowan, Judy Carmon, Juli and Tim Brandon

The meeting was called to order by the President, Chuck Jones, at 7:00 pm.

- Review of 2022 Finances
 - 2022 Actuals, attached
- Review of the 2023 Budget, unanimously approved by The Board.
 - 2023 Budget, attached
 - Provided to community via email on Dec 30, 2022
- Review of current and future capital expenses
 - Capital Expenses, attached
 - Provided to the community via email Dec 30, 2023
- 2023 Dues increase
 - 2023 Dues Increase to \$315 per month announced Dec 28, 2022 via email to community.
 - Increase commence date amended to February 1, 2023 via email to community on Dec 30, 2022.
 - Email discussion was had prior to the meeting both in favor of the increase, and not in favor.
 - The floor was open to those present. Much discussion was had.
 - Main concerns from email discussion and open discussion:
 - The amount of the increase.
 - The amount of the increase will provide the funds to complete the capital expenses, and allow to increase reserves for road expenses when necessary. This is a 3-5 year plan.
 - Notice given of the increase.
 - Increasing the dues has been discussed at the monthly meeting since August.
 - The original communication did not provide for 30 days notice.
 - Commencement date amended to February 1, 2023.

- Other alternatives. Suggestions like mortgage, filling the pool, keeping the gates open and turning the roads over to Columbia County were suggested.
 - It was decided these suggestions were not in the best interest of the community as a whole.
 - Financial hardship.
 - Concern for financial hardship, although not something to disregard, cannot be the basis for a financial decision in the best interest of the community as a whole.
 - Financial Committee.
 - The Board asked if anyone was interested serving on a Financial Committee to please notify The Board.
- Executive Session held on Sunday, Jan 15, 2023 to review all of the email discussion. The Board unanimously agreed to uphold the Dues Increase previously voted on. In addition, The Board unanimously voted to have a Reserve Study performed in 2023.

The meeting was adjourned at 7:54 pm.

The Abbey's
Cash Position 2022

	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22
Cadence CD 1488	20,394.60	20,394.60	20,394.60	20,394.60	20,394.60	20,394.60	20,420.17
Cadence CD 8623 8656	-	-	-	-	-	-	-
Cadence CD 8656	15,900.42	15,900.42	15,900.42	15,900.42	15,900.42	15,900.42	15,926.44
Cadence CD 8623	47,090.34	47,090.34	47,090.34	47,090.34	47,090.34	47,090.34	47,167.39
Cadence CD converted to MM 1405/4943	27,801.22	27,802.40	27,804.29	27,806.38	27,811.52	27,817.23	27,824.05
Cadence CD 7986	12,261.36	12,261.36	12,261.36	12,261.36	12,261.36	12,261.36	12,270.60
Cadence CD 8607	45,304.16	45,304.16	45,304.16	45,304.16	45,304.16	45,304.16	45,345.88
Cadence CD 6026	15,022.44	15,022.44	15,022.44	15,022.44	15,022.44	15,022.44	15,036.27
Cadence Checking 0758	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14
S&H Trust Gen Op	17,001.63	22,510.00	23,918.75	24,037.30	25,422.40	21,823.82	19,124.75
Total Cash	241,348.31	246,857.86	248,268.50	248,389.14	249,779.38	246,186.51	243,709.26
Previous Balance	240,699.63	241,348.31	246,857.86	248,268.50	248,389.14	249,779.38	246,186.51
Income	26,509.97	16,371.18	12,096.89	11,367.09	14,065.20	11,615.71	13,906.82
Expense	25,861.29	10,861.63	10,686.25	11,246.45	12,674.96	15,208.58	16,384.07
Ending Balance	241,348.31	246,857.86	248,268.50	248,389.14	249,779.38	246,186.51	243,709.26
Net Income	648.68	5,509.55	1,410.64	120.64	1,390.24	(3,592.87)	(2,477.25)
Total credit balance (Prepaid dues)	(15,539.98)	(16,644.98)	(14,774.98)	(11,901.98)	(10,387.98)	(7,492.98)	(8,352.98)
Total debit balance (Delinquent)	910.00	745.00	590.00	957.00	935.00	1,290.00	1,910.00

The Abbey's Combined P&L 2022 thru November 30, notified of accounting firm resignation on March 30, 2022, effective March 31, 2022.

	Oswald Jan	Oswald Feb	Oswald Mar	Treasurer Apr	S&H May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
4001 Income - Dues	26,818.00	22,460.00	10,835.00	14,056.00	12,710.00	13,445.00	16,370.00	11,945.00	11,165.00	13,848.00	11,510.00	13,900.00	179,062.00
4315 Clubhouse Rental	50.00	100.00	100.00	50.00	100.00	50.00	-	150.00	200.00	150.00	100.00	-	1,050.00
4430 Interest	-	-	-	157.73	1.26	1.14	1.18	1.89	2.09	5.14	5.71	6.82	182.96
4450 Insurance Claim Income	-	-	-	-	-	13,013.83	-	-	-	-	-	-	13,013.83
Tax Refund	-	-	-	-	-	-	-	-	-	62.06	-	-	62.06
TOTAL INCOME	26,868.00	22,560.00	10,935.00	14,263.73	12,811.26	26,509.97	16,371.18	12,096.89	11,367.09	14,065.20	11,615.71	13,906.82	193,370.85
6100 Bank Expense	2.00	2.00	2.00	2.00	12.00	-	-	-	-	-	-	-	20.00
6295 Security	-	-	-	-	-	-	-	-	-	-	-	3,079.60	3,079.60
6300 Insurance	572.00	-	-	-	-	-	-	-	-	-	-	3,463.00	4,035.00
6351 Grounds Maintenance	(530.00)	400.00	5,010.00	1,650.00	550.00	1,250.01	-	-	-	900.00	450.00	-	9,680.01
6350 Landscape Contract	8,333.32	8,333.32	8,333.30	8,333.32	8,333.32	8,333.32	8,533.33	8,333.33	8,333.33	8,933.33	8,933.33	8,533.33	101,599.88
6400 License and Permits	-	-	30.00	20.00	-	-	-	-	-	-	-	-	50.00
6465 Clubhouse Maintenance	-	1,365.00	-	-	-	259.21	21.58	106.51	50.22	-	-	-	1,802.52
6495 Gate Expense	53.95	5,504.87	168.08	43.95	62.63	161.85	-	53.95	-	141.85	960.48	323.00	7,474.61
6540 Pool Maint & Expense	325.00	325.00	-	535.00	450.00	498.00	450.00	583.55	630.00	545.00	2,950.00	-	7,291.55
6545 Roof Repair/Replacement	-	-	-	-	-	14,075.00	-	-	-	-	-	-	14,075.00
6536 Pest Control	-	-	1,650.00	-	-	-	380.00	-	260.00	-	-	-	2,290.00
6150 Cleaning & Janitorial	65.00	-	-	65.00	65.00	65.00	-	130.00	65.00	65.00	65.00	-	585.00
6630 Office Supplies	-	-	-	-	-	-	-	-	-	156.00	-	-	232.74
6640 Postage & Delivery	-	-	76.74	-	-	-	-	-	-	-	-	-	153.99
6603 Clubhouse Supplies	-	153.99	-	-	-	-	-	-	-	-	-	-	390.00
6751 Accounting Fees	-	-	390.00	-	-	-	-	-	-	-	-	-	-
6770 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6775 Management Fees	210.00	210.00	-	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,310.00
6815 Property Taxes	-	-	-	-	-	-	-	-	97.48	-	-	-	97.48
6806 Federal Tax	-	-	199.00	-	-	-	-	-	-	-	-	-	199.00
6807 State Tax	-	-	38.00	-	-	-	-	-	-	-	-	-	38.00
6901 Electric	394.71	329.32	328.30	362.89	393.29	403.59	431.27	461.76	379.09	433.75	395.03	294.67	4,607.67
6930 Gas	120.50	213.63	137.65	81.81	56.80	56.96	54.76	54.76	61.98	81.37	157.20	-	1,077.92
6940 Telephone, Cable, Internet	-	101.93	204.12	101.93	-	203.96	229.56	-	229.26	229.26	457.84	-	1,757.86
6950 Water/Sewer	484.35	407.22	279.87	191.81	230.87	344.39	551.13	752.39	930.09	978.90	629.70	480.47	6,261.19
Misc	-	46.40	-	215.00	-	-	-	-	-	-	-	-	261.40
TOTAL EXPENSE	10,030.83	17,392.68	16,847.06	11,812.71	10,363.91	25,861.29	10,861.63	10,686.25	11,246.45	12,674.96	15,208.58	16,384.07	169,370.42
NET INCOME (Cash Basis)	16,837.17	5,167.32	(5,912.06)	2,451.02	2,447.35	648.68	5,509.55	1,410.64	120.64	1,390.24	(3,592.87)	(2,477.25)	24,000.43

Monthly dues 315.00 beginning February 2023 (11 months), special assessment of \$0

The Abbey's
2023 Budget - Draft 12.29.22

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
4001 Income - Dues	14,405.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	246,560.00
4315 Clubhouse Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL INCOME	14,405.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	21,105.00	246,560.00
6100 Bank Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
6295 Security	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
6300 Insurance	650.00	-	-	-	-	-	-	-	-	-	-	-	650.00
6351 Grounds Maintenance	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
6350 Landscape Contract	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	110,000.00
6400 License and Permits	-	-	-	50.00	-	-	-	-	-	-	-	-	50.00
6465 Clubhouse Maintenance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6495 Gate Expense	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
6540 Pool Maint & Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
6536 Pest Control	-	-	1,650.00	-	-	-	380.00	-	260.00	-	-	-	2,290.00
6150 Cleaning & Janitorial	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
6630 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
6640 Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
6603 Clubhouse Supplies	150.00	-	-	150.00	-	-	150.00	-	-	150.00	-	-	600.00
6751 Accounting Fees	-	-	500.00	-	-	-	-	-	-	-	-	-	500.00
6770 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
6775 Management Fees	210.00	210.00	-	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,310.00
6815 Property Taxes	-	-	-	-	-	-	-	-	100.00	-	-	-	100.00
6806 Federal Tax	-	-	250.00	-	-	-	-	-	-	-	-	-	250.00
6807 State Tax	-	-	50.00	-	-	-	-	-	-	-	-	-	50.00
6901 Electric	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
6930 Gas	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6940 Telephone, Cable, Internet	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
6950 Water/Sewer	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
TOTAL EXPENSE	14,131.67	13,331.67	15,571.67	13,531.67	13,331.67	13,331.67	13,861.67	13,331.67	13,691.67	13,481.67	13,331.67	13,331.67	164,260.00
NET INCOME (Cash Basis)	273.33	7,773.33	5,533.33	7,573.33	7,773.33	7,773.33	7,243.33	7,773.33	7,413.33	7,623.33	7,773.33	7,773.33	82,300.00

Cash on hand
Operating
Reserve
Total Cash on hand

24,037.30
224,351.84
248,389.14

Other capex
*Roads

400,000.00
(175,648.16)

Deficit

*Capital Expenditures necessary in 2023

Gate sensors and drive apron 15,000.00
Pool deck 30,000.00
Front Wall 25,000.00
Benches around deck 10,000.00
Security system clubhouse and pool 3,000.00
Total Capex 2023 83,000.00
Income after capex expenses (700.00)

*These are best estimated numbers at this time. Final cost will be based on actual bids received at the time the work is to be performed.