

The Abbeyes HOA  
Board of Directors Meeting  
September 20, 2022

MINUTES

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

Residents present: Candy Adams, Sonny Jenkins, Tina and Gene Lott, Claudia Mahaffie, Carolina McGowan, Shiela Wilson, Ross Meschke, Michelle LaMarsh, Monique Cauble

The meeting was called to order by the President, Chuck Jones, at 6:34 pm.

A request for agenda items was sent to the neighborhood on 9/15/22. There were no agenda items submitted.

Reports

- ACC:
  - Recent approvals/denials:
    - 737 Summerfield Abbey Court – approval to replace rotten wood with hardy plank and paint to match the existing house color.
- Treasurer:
  - August financials were completed and sent to board members to review on September 15, 2022. A summary is as follows:

▪ Beginning Balance 8/1/22:	246,857.86
▪ Income 8/1/22-8/31/22:	12,096.89
▪ Expenses 8/1/22 – 8/31/22:	10,686.25
▪ Ending Balance 8/31/22:	248,268.50
▪ Prepaid dues as of 8/31/22:	14,774.98
▪ Delinquent as of 8/31/22:	590.00
- Grounds
  - Three trees will be removed beside Self and Lamarsh homes, and the stumps will be removed.
  - Additional stumps to be removed (behind Cauble's and at front wall.
  - Five cypress trees are dead and need to be removed. One estimate was received for \$1000. Jim will obtain another estimate from Dozier Tree Service.
  - The grate behind Cauble house has been replaced.
  - The common area behind Sarah Jefferson has items to be addressed. Fallen tree, overgrowth on newly painted fence from property behind the fence, and a 2'x2' hole.
- Gates
  - John Ray not present. Billy Wilson is handling gate issues, if any, in his absence.
- Pool
  - The light was fixed on the deep end of the pool.
    - The pool will most likely close the middle of October.
- Clubhouse

- The clubhouse, to date, has been rented 11 times, with 3 future dates reserved and paid and 2 future dates pending payment.
- Blinds for the four windows:
  - blinds.com: 2" faux wood \$77.99 each, they run 25% off occasionally, usually its free shipping, comes in several colors. With the 25% off reduces the cost to \$58.49 each
  - Lowes: Levolor aluminum 1" white blinds \$44.98 each.
  - Have not yet priced shades.
- Anyone with a clubhouse key, if you come in for any reason, please make sure both doors are locked when you leave. The back door was recently left unlocked.

#### Old Business

- Carl Dowling, review of documents and initiation fee. (Not yet started)
- Fidelity bond, obtain estimates. (Not yet started)
- Grate over drainage at Westlake property line. This has been completed. Jeff Wilson and Jim Adams partnered on this issue, and a new grate and rock has been installed. Thank you Jeff and Jim!

#### Tabled Business

- Hedges – October 2022
- Parking lot planting – October 2022
- Paint deck wall and replace boards on benches – October 2022

#### New Business

- Front wall needs repair and paint to preserve. Chuck Jones will contact a couple of people to have them look at it.
- The lighting at the Front Entrance needs to be replaced.