

The Abbeyes HOA  
Board of Directors Meeting  
November 15, 2022

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: Meredith Ray, Candy Adams, Monique Cauble, Jack Lanier, Barbara Putnam, Norman and Sandra Skelton, Judy Carmon, Claudia Mahaffie, Ross Meschke.

The meeting was called to order by the President, Chuck Jones, at 6:32 pm.

A request for agenda items was sent to the neighborhood on 11/13/22.

Minutes from the October meeting were approved unanimously.

Reports

- ACC:
  - Recent approvals/denials:
    - No requests.
- Treasurer:
  - October financials were completed and sent to board members to review on November 13, 2022. A summary is as follows:
    - Beginning Balance 10/1/22: 248,389.14
    - Income 10/1/22-10/31/22: 14,065.20
    - Expenses 10/1/22-10/31/22: 12,674.96
    - Ending Balance 10/31/22: 249,779.38
    - Prepaid dues as of 10/31/22: 11,901.98
    - Delinquent as of 10/31/22: 935.00
- Grounds
  - The 5 dead cypress trees at the front inside the wall will be removed and the stumps. These trees will not be replaced.
  - Dead tree at the entrance of Greenfield Abbey will be removed, including the stumps. This tree will not be replaced.
  - The two Leland Cypress trees at the parking lot will be removed, including the stumps. These will not be replaced.
  - The grounds contract cost will increase next year, as most things have over the past year. This will be discussed further in a budget meeting by the board.
  - There is a large tree located in the common area between 706 Rincon Abbey and 708 Rincon Abbey that was presented as causing undue stress on the roofs. Jim will obtain an estimate to remedy.
  - There is a large pine tree in the common area next to 709 Pevero Abbey Circle, which has been presented as a risk to a home. Jim will obtain an estimate to remedy.
- Gates
  - The four drive belts were changed out, and we have a spare.

- A new sim card has been installed. The new phone number is (706) 231-1153. Please enter this in your contacts as Abbeys Gatehouse so you will know who is calling.
- Monday the exit gate malfunctioned. Both gates are open at this time. Overhead Door has been called.
- Pool
  - Pool is closed.
  - The pump was replaced.
- Clubhouse
  - Strange occurrences continue to happen at the clubhouse. It is suspected that someone is entering the clubhouse without permission, just to cause child-like issues. A security system is already being considered. It was decided that the locks would be changed, only those on the board with a need would have access, and the type of key is not duplicatable, except at Dixie Lock and Safe and only by an approved board member, and Dixie keeps records of who copies these restricted keys.
  - Shades will be ordered and installed on the side windows.
  - There are currently two rentals for December.
  - Look for information to come regarding a HOLIDAY PARTY.

#### Old Business

- Carl Dowling, review of documents and initiation fee. Documents have been sent to Carl Dowling.
- Fidelity bond, obtain estimates. (Not yet started)
- The lighting at the Front Entrance needs to be replaced. John Ray will look and will get with Ross Meschke and Jeff Wilson to determine what the options for repair are. Not complete.
- Comcast cables. There are Comcast cables on the ground in two places. Beth Meschke made several attempts calling Comcast, and even tracked down every Comcast truck in the neighborhood during the last month, with no success. John Ray is going to assist and contact someone he knows who may be able to help us.
- Sprinklers in common areas. All the sprinklers have been turned off for the winter.
- Security system. John Ray brought one estimate from ADS. He will obtain another estimate.
- Front wall needs repair and paint to preserve. Quotes are still being obtained.
- Paint deck wall and replace boards on benches. Two estimates were obtained. One for \$17,312, and one for \$12,000. It was agreed additional estimates were needed.

#### Tabled Business

#### New Business

- Monique Cauble asked if the hedges behind her home were going to be removed. It was decided that Jim Adams would look at the bushes, and if they were dead or dying he would get an estimate from Carlos to have them cut at the ground.

The meeting was adjourned at 8:15 pm by President Chuck Jones.