

Abbey's Board Meeting – Tuesday November 19, 2024

Board members present: Chuck Jones, Candy Adams, Jim Adams, Gene Lott, Michelle LaMarsh, John Ray.

Meeting called to order at 6:30

A lunch was provided to Glen Falls Landscaping in appreciation for their efforts helping us remove fallen trees from our roads. Thanks to those who donated money for the lunch and thanks to Tina Lott for donating the dessert.

Candy Adams: Treasurer/Secretary

Total Income for October	\$ 21,105.00
Clubhouse Rental	\$ 200.00
Interest Income	\$ 75.99
Regular Expense	\$ 19,756.16
Hurricane Expense	\$ 133,084.02
Total Expense	\$ 152,840.18

Total past due HOA fees	\$ 1,585.00
Total advance payments	\$ 16,852.98

Checking	\$ 68,402.60
Money Market	\$ 30,462.10
CD	\$ 20,471.27
CD	\$ 15,086.27

Total Cash	\$ 134,422.24
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FEMA does not provide help for businesses. FEMA also does NOT pay for trees that fall and hit the ground. FEMA refers businesses to the Small Business Administration.

The SBA provides for loans to help businesses which will not help our situation.

Auto Owners paid \$22,925.98 for tree removal along the front wall and front wall repair.

Note: Insurance does not pay for trees that fall on the ground.

The fence and the culvert were not covered on our insurance policy.

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 more money from the insurance company and also to add the fence and culvert to our policy going forward.

The monthly schedule of expenses by board member was distributed to each board member for their review. Also, they were asked to decide what their expenses should be for 2025 so we can review at the December board meeting. A budget will then be prepared and reviewed at the January 2025 board meeting.

Jim Adams: Grounds

1- Cut branches were thrown behind Sandra Self's shrubs. Carlos will clean them up this week

2- Branches in common areas will be picked up but tree trunks will require a chain saw in the area between Rincon and Woodhall To be completed by Glen Falls.

3- Glen Falls will be reviewing damage to West fence and let us know if he can repair. If so, he will be providing us with a quote.

4- Common area sprinklers will be cut off by 11/20.

5- Drainage culvert behind Pevero Abbey and Glen Abbey has damage in several areas caused by up rooted trees that fell in the common area and is not covered by insurance.

We will be getting several estimates for repair.

6- Street light out on Pevero Abbey. Georgia Power has been contacted and light will be repaired.

Michele LaMarsh: Clubhouse

3 rentals

Carpet was cleaned but we have not yet received the invoice.

Thanks to Peter Rieck for repairing the cabinet shelves in the clubhouse kitchen.

Thanks to Carl and Kathy Jaffee for donating the beautiful Christmas tree.

Thanks to Jack and Marsha for helping decorate the front entrance.

Gene Lott:

Pool is closed.

John Ray:

Thanks to Gene Lott for fixing the lights at the gate.

Gates are open until the county removes the debris.

We will start closing the gates at 8:00 p.m. and opening at 6:00 a.m.

Chuck Jones:

New items:

Beaudreau request: Request was made for reimbursement for tree removal. Chuck Jones will visit and see where the trees actually fell. Any trees that fall on resident property is the resident responsibility and it was difficult to determine from the photos.

LaMarsh request: Letter was received from Chuck LaMarsh concerning the common area beside their home. Fallen trees have changed the water path and water accumulates in areas causing concern for mosquitos. Chuck Jones and Jim Adams to meet with them to see areas of concern.

Christmas Party: Sunday, December 8th from 6:00-9:00. Please check your email for details.

Meredity 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 has Columbia County come concerning clogged storm drains after the storm. They said they no longer service our drains since we are a private community. John Ray will contact Doug Duncan to see why we pay storm water fees if they don't service our community.

Important:

There will be an assessment to cover the cost of clean up from Helene. Details should be available within the next 30-45 days.

Homeowners insurance may have a loss assessment clause and may cover the cost of the assessment, less your deductible. Each resident should check with their insurance company.

Meeting adjourned: 7:30