

The Abbeyes HOA
Board of Directors Meeting
August 16, 2022

MINUTES

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

Residents present:

Michelle LaMarsh, Monique Cauble, Meredith Ray, Candy Adams, Jack Lanier, Sheila Wilson, Sonny Jenkins, Claudia Mahaffie, Judy Carmon, Barbara Putnam, Carolina McGowan, Jeff Wilson

The meeting was called to order by President Chuck Jones at 6:31 pm. Everyone was welcomed.

Reports

- ACC:
 - Recent approvals/denials:
 - Roof replacement approved for 706 Rincon Abbey Ct
 - The ACC made a recommendation to the board for Pam Childs to be appointed to fill the seat on the ACC vacated by Chuck Jones. The board voted, and the recommendation passed by a majority of board votes.
- Treasurer:
 - July financials were completed and sent to board members to review on August 12, 2022. A summary is as follows:

▪ Beginning Balance 7/1/22:	241,348.13
▪ Income 7/1/22-7/31/22:	16,371.18
▪ Expenses 7/1/22 – 7/31/22:	10,861.63
▪ Ending Balance 7/31/22:	246,857.86
▪ Prepaid dues as of 7/31/22:	17,389.98
▪ Delinquent as of 7/31/22:	745.00
- Grounds
 - Completed items:
 - Shrubs cut back on Glen Abbey Drive at 702 Rincon Abbey Court due to safety concerns.
 - Weeds sprayed behind Barbara Hill's home and beside LaMarsh's.
 - Permission given to Barbara Hill to remove dead shrubs along east fence at 739 Summerfield Abbey Court.
 - Azaleas beside 680 Woodhall trimmed.
 - Upcoming items:
 - Remove dead trees beside Self and LaMarsh. Stumps to be removed.
 - Additional stumps to be removed while Dozier is on site, specifically the stump located in front of the wall on Evans to Lock.
 - Fallen tree behind Cauble to be removed.
 - Up limb trees behind Art Taylors and trim Azaleas behind house.

- Spray weeds behind Carol Allen's house to Louis Urban's house.
 - Remove 3 Cypress trees at the front wall, including stumps.
 - Remove 3 pine trees behind Adams' house, including stumps,
 - Address the shrubs behind Ed Chandler's house.
- Gates
 - A Columbia County school bus entered the gate using a gate remote, as in past years. However, the bus left using the entrance gate. John Ray spoke to the bus driver and gave proper instructions on using the exit gate.
 - Many residents have experienced problems when visitors to the neighborhood try using the gate keypad to call a resident for entry. This seems to occur with newer phones most often. Some research shows that the tone sent when pushing "9" on some phones do not send a long enough signal to trigger the gate opening. Easy remedy is to put "9" three or four times in rapid succession. Any residents running into this problem can contact John Ray. He will be more than happy to walk them through the process.
 - Thank you to Billy Wilson for handling a resident's gate code issue while John was out of town. Thanks Billy!
 - Pool
 - We are still planning to replace the pump in the fall.
 - The deep end light will be replaced.
 - It was suggested that the flood light timers be adjusted to stay on until 11, since the pool is open to 11. This was completed immediately following the meeting.
 - It was suggested that we have flood lights installed on the pump house.
 - Clubhouse
 - The exterior AC unit was rusted out. D&M Heating and Air Conditioning fabricated and installed sheet metal replacement.
 - The garbage disposal in the kitchen is not working and may need to be replaced.
 - It was decided to add blinds for the windows on the fireplace wall only. Cynthia will research options and cost to be reviewed at the next meeting.

Old Business

- Carl Dowling: review of documents and initiation fee. (Not yet started)
- Fidelity bond: obtain estimates. (Not yet started)
- Pool security cameras: Beth Meschke will look into security camera options and reviewed at the September meeting.
- Front entrance reflectors
 - It was decided that the new light bulbs remedied any issues visually at the front gate.
- Grate over drainage at Westlake property line. This has been ordered. Once it has been fabricated it will be installed.
- On August 13, Ross Meschke organized a workday at the front entrance. Michelle LaMarsh, Tony Musgrove, Jack Demyan and Joni Vanover joined Ross and worked really hard to make our entrance pretty. Thank you!! It looks great!

Tabled Business

- Hedges – September 2022
- Parking lot planting – September 2022
- ACC recommendation to BOD

- Paint deck wall and replace boards on benches – October 2022

New Business

- Palmetto bugs pool area.
 - It was suggested that we get an estimate to treat around and under the deck, flower beds and pump house and indoor of clubhouse. Sonny Jenkins sprayed the inside the clubhouse in the meantime.
- Westlake kids.
 - Westlake kids have been frequenting the pool and driving through the neighborhood very fast on golf cars. Michelle LaMarsh went to the Columbia County Sheriff's Office, and their advice was to call them when they are in neighborhood acting up, In addition, we could request to be on a drive by rotation. Michelle volunteered to contact CCSO and make that request. Thanks Michelle!