

The Abbey's Board Meeting Minutes - March 18, 2025

Board members present: Jim Adams, Candy Adams, Gene Lott, Mary Rieck, Michelle LaMarsh

Meeting called to order at 6:34 pm

Chuck Jones: President

Reports by Beth Meschke – on status of grounds and Chuck LaMarsh on a long term plan development

Beth made recommendations concerning the upkeep and maintenance of the grounds.

These recommendations include:

- Ground cover by the front entrance needs trimming
- Flowers should be added at front entrance
- Need for pine straw along the wall to reduce rain splash
- Bushes need to be cut in some of the common areas
- Fence has been repaired but Board needs a fence replacement sometime in the future
- There is a tall pole (no longer being used) in the ground at a resident's house that needs removal
- Brick pillars on the path to Westlake need removal
- A short log in common area in Rincon Abbey needs removal
- Some recommendations will also be made to the Architectural Review Committee concerning needed repairs on some residents' properties

Beth will be considered the Grounds Representative and communicate directly with Jim Adams concerning items that need to be addressed.

Chuck LaMarsh

- Chuck and Beth along with Jim will identify stumps that need removal
- Chuck reviewed problems with the drainage particularly in the retention pond area. He worked on filling some of the low areas with sand to assist with the drainage. The standing water has become an issue since the hurricane. He will follow-up to see what type of repair is needed and the cost. He will bring the quotes to the board for review.

Candy Adams: Treasurer

HOA Income for February \$ 21,105.00

Clubhouse Rental \$ 100.00

Interest Income \$ 15.22

Operating Expense \$ 13,360.21

Total Expense \$ 13,360.21

Total past due HOA fees \$ 3,724.00

Total advance payments \$ 16,126.98

Accounts Receivable \$ 19,932.98

Hurricane receivable \$ 93,684.02

Checking \$ 144,948.58

Money Market \$ 30,529.63

CD \$ 20,820.39

CD \$ 15,311.72

Total Cash \$ 211,610.32

Candy noted that some residents are behind in their dues and she is following up with them individually to collect the dues.

Jim Adams: Grounds

- Pine straw has been distributed. He will obtain extra straw for the front wall
- The west and east fences are repaired
- Crepe myrtles were pruned
- Jim thanked Ross and the volunteers for cleaning the front entrance
- The culvert repair work will be sent out for bids
- There has been a request from a resident to remove lower limbs from a pine tree behind a house and the resident will pay for the expense

Michele LaMarsh: Clubhouse

___3 Rentals in March

- The men's toilet in clubhouse was checked for water issues
- Changed the toilet seat in the women's restroom

Gene Lott: Pool

- Tentative opening date of May 1

Tim Brandon: Gate

- Absent – no issues reported

Follow up and new issues:

- The Board reminds residents to check their chimney caps to see if they need repainting
 - A recommendation from a resident for a company to repaint chimney caps is:
 - Eddie Brito
 - EMG Painting
 - 803 – 426-9010
- Board also reminds residents to check the status of their mailbox posts as some are deteriorating and need replacement/repair
- The removal of the brick pillars on the path will be addressed at the next Board Meeting

Special Thanks to:

- Ross Meschke and the other residents who spent a lot of time cleaning and sprucing up the front entrance of the Abbeys
- Doug Wilson for helping with an electrical issue during an event at Clubhouse

Meeting adjourned: __8:20pm

Next Board Meeting: April 15 at 6:30 pm

Mary Rieck
Secretary