

The Abbeyes HOA
Board of Directors Meeting
May 15, 2023 @ 6:30pm

MINUTES

Pool chair-Carol Allen was absent. All other Board members present.

- Chuck Jones, president, called the meeting to order at 6:30p.
- April 2023 Minutes unanimously approved, as written.
- April 2023 Financials unanimously approved.

Reports

- ACC:
 - Recent approvals/denials:
 - 743 Summerfield Abbey Court – addition of window in bathroom. Approved.
- Treasurer:
 - April financials were completed and sent to board members to review on May 14, 2023.
A summary is as follows:

▪ Beginning Balance 04.01.23:	256,254.57
▪ Income 04.01.23 – 04.30.23:	19,015.00
▪ Expenses 04.01.23 – 04.30.23:	18,066.88
▪ Ending Balance 04.30.23:	257,202.69
▪ Prepaid dues as of 04.30.23:	20,872.98
▪ Delinquent as of 04.30.23:	5,890.00
- Grounds
 - Common area in the last circle. An estimate was received to remove the dead azaleas, remove the pine straw that has accumulated in the azaleas which is choking them out, and trim all of the remaining azaleas. The estimate came in between \$1600-\$1800. The Board rejected the proposal. Additional estimates will be obtained.
 - Roundup has been sprayed in the common pine straw areas.
 - The fairway hedges are being trimmed to 4' high and 3' wide. Dead shrubs are being removed. Ongoing.
 - Azaleas within the common areas are scheduled to be trimmed by Carlos, to be completed by mid to end of June.
- Gates
 - The recent disruption of the gate operation was due to a battery over charging. The issue of the over charging is being monitored. The battery was replaced at no cost other than installation.
- Pool – Carol is at the beach! She sent in her report to be included in the meeting.
 - The salt cell has been replaced as well as cartridge filters.
 - The spotlight in the deep end of the pool will be replaced soon.
 - The pool is open. Enjoy!
- Clubhouse
 - There are currently no rentals scheduled at this time.

- The handicap ramp handrails are out of code compliance, and much of the wood railing is rotten. Cynthia received an estimate of \$5,500.00 to replace with wrought iron and bring it up to comply with the current Columbia County code. The estimate includes the end gate with self-closing hinges and magnetic lockable latch. The same vendor installed the railing in the front of the clubhouse. The Board unanimously voted in favor of engaging the vendor to schedule the work to be completed.

Old Business

- Fire table at the last circle – requested to be removed.
 - The fire table has been removed. What is there now is foam under the cover.
 - This discussion led to discussion regarding the ACC approving items placed in the common areas. Further discussion is needed to reach a decision.
- Fence constructed in Greenfield Abbey Court after ACC denied it on two occasions. This issue is ongoing. The matter is currently with the legal firm of Lazega & Johanson.
- Reserve Study. Miller Dodson conducted an onsite inspection on April 20th. We should receive the full study within 6-8 weeks.

Tabled Business

- Items placed in common areas.

New Business

- The Board will meet monthly on the 3rd Monday of the month.
 - The meetings remain closed.
 - If there is an item you would like the Board to review please email the Board.
- Several Board positions expire at the end of this year. If you are interested in being on a Nominating Committee for the upcoming election of board members in January, please email the Board.