

The Abbeyes HOA  
Board of Directors Meeting  
March 20, 2023

MINUTES

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

The meeting was called to order by the President, Chuck Jones, at 6:30 pm.

Minutes from the February 21, 2023 Board Meeting were approved, unanimously.

Financials for February 2023 were approved, unanimously.

Reports

- ACC:
  - No approvals or Denials
  - The attorney has reviewed the resolutions regarding fences and heat/fire sources in the common areas. It is their opinion that these decisions are within the authority of the ACC, and that the resolutions are valid, based on the document review.
- Treasurer:
  - January financials were completed and sent to board members to review on January 15, 2023. A summary is as follows:

▪ Beginning Balance 02.01.23:	249,744.07
▪ Income 02.01.23 – 02.28.23:	25,205.00
▪ Expenses 02.01.23 – 02.28.23:	22,994.64
▪ Ending Balance 02.28.23:	251,954.43
▪ Prepaid dues as of 02.28.23:	20,492.98
▪ Delinquent as of 02.28.23:	3,710.00
  - A mature CD in the amount of \$12,274.67 was transferred to the Money Market account, so that funds would be available for approved Capital Expenditures.
- Grounds
  - Azaleas in the common area in the back along Glen Abbey are scheduled to be cleaned out and the dead ones and debris removed in May.
  - A water leak at the clubhouse has been repaired and the hole has been filled in.
  - There are some trees that need to be removed in Pevero Abbey and Rincon Abbey common areas. Estimates were received. It was decided to have Dozier's Tree Service perform the work.
  - Fairway shrubbery is scheduled to be trimmed in April or May.
  - Crepe Myrtles have been trimmed.
- Gates
  - Gates are functioning properly.
  - The gates will not be left open for Masters.
- Pool

- The pool decking was repaired by Sonny Jenkins for less than \$1000. This is not a long term fix, but was sufficient for the health department inspection for opening the pool. Thanks to Sonny and his helpers Jack Lanier and Cynthia Jenkins!
- Clubhouse
  - The clubhouse benches will be resurfaced the week after Masters.
  - Currently there are two rentals for April.
  - Brighter ceiling lights have been installed in the clubhouse.
  - The clubhouse front porch, front sidewalk and pool deck have been pressure washed at no cost to the Abbeys. Thank you Cynthia!!

#### Old Business

- Lazega & Johanson attorney, was engaged to review the Boards decision regarding fences and Heat and Fire Sources, and to add an initiation fee for future purchases. This is ongoing.
- Miller Dodson was engaged to perform a Reserve Study.

#### Tabled Business

None

#### New Business

- Open Meetings

Recently the Board voted to have our documents reviewed by an attorney. Upon review it was noted that our documents do not call for monthly board meetings to be open to the general membership. It was further stated that there is no provision in Georgia Law that would require us to have open meetings.

If you have attended a meeting over the last couple of years, you have seen what the Board experiences. It is not fun for the Board. We are volunteers who have committed our time to serve the community, and we take that commitment very seriously. Our commitment does not include being berated on a monthly basis by our neighbors. In addition, it is very difficult to conduct business in that environment. Therefore, the Board held the March Board meeting on Monday, March 20. Minutes will be prepared and sent out. We will not be holding the meeting tonight, and future meetings will not be open meetings. The next open meeting will be in January 2024.

If you have anything you would like the Board to review, please send the Board an email, or give one of us a call. We are happy to serve all of you, and we hope that you will understand our decision not to be put in the very uncomfortable, and very unpleasant situation of being continually criticized during our Board meetings.

For those of you who came to the meetings in support of the Board, and offered positive and constructive feedback, we appreciate your support.