

Abbey's Board Meeting – Thursday, December 19, 2024

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

Meeting called to order at 6:30

Concerns: Jim Adams fell and broke his arm just below the ball joint. He will continue to handle grounds issues so please email or call if you have a problem and we will make sure someone addresses the problem until he recovers.

Candy Adams: Treasurer/Secretary

Total Income for November	\$	21,105.00
Clubhouse Rental	\$	400.00
Interest Income	\$	17.48
Operating Expense	\$	13,109.98
Hurricane Exp	\$	1,850.00
Total Expense	\$	14,959.98
Total past due HOA fees	\$	15.00
Total advance payments	\$	13,062.98
Checking	\$	72,727.62
Money Market	\$	30,479.58
CD	\$	20,471.27
CD	\$	15,086.27
	\$	138,764.77

FEMA 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.

Jim Adams: Grounds

1- Leaning tree between Ligon and Patrick homes needs to be checked and possibly removed.

2- FEMA has started picking up debris in the Abbeys.

3- Glen Falls has reviewed damage to West fence and provided an estimate but until actual work begins it's difficult to know the exact cost. We will be putting an estimated amount in the 2025 budget.

4- We will be getting several estimates for repair of the culvert behind Glen Abbey and Pevero Abbey.

5- Front wall repair – The board will wait until January to decide on start time of the front wall repair.

Michele LaMarsh: Clubhouse

4 rentals in December

Carpet was cleaned but price was higher because the rugs are wool. Vendor agreed to only charge the quoted \$150.00 this time but next year will be higher. The increased amount will be in the November 2025 budget.

Gene Lott:

Pool is closed.

Cost to repair the pool light – the light is no longer available so the board decided if the cost to install a replacement is much more than \$700.00, the light won't be replaced in 2025. There will be \$700.00 in the May 2025 budget to cover the replacement cost.

John Ray:

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:

Follow up and new issues:

Beaudreau request: Request to refund payment of tree removal was denied.

LaMarsh request: Chuck Jones looked at the area in question. Chuck Jones will see if he can find someone to look at the area and possibly level it out.

Meredith 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 had 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.

ANNUAL MEETING:

The annual meeting will be on January 21, 2025 at 6:30 immediately following the monthly board meeting.

Meeting adjourned: 7:13

Candy Adams
Treasurer/Secretary