

BOD Meeting 8/21/23

Meeting was called to order by president Chuck Jones @ 6:30p.

Members Present: Chuck Jones, Cynthia Jenkins, Carol Allen, John Ray, Candy Adams, Jim Adams, Beth Meschke

Prayer Concerns: Jim Adams as he adjusts to his foot brace.

Financial:

Total cash available is \$275,088.30. As of September 30, 2023, Sherman & Hemstreet has notified us that they will cease accepting our dues payments and will no longer be doing business with The Abbeys. Until Candy gets the transfer of funds back to The Abbeys and procures a CPA, continue to send your payments to Sherman & Hemstreet for September. A **VERY IMPORTANT** email will be sent in the next few days to all residents giving instructions on dues payments beginning in October. The board voted unanimously for Candy to be a signer on our checking account. Chuck and Beth will meet Candy at Cadence Bank on 9/11/2023 and have her added as a signer. Additionally on this day, we will convert two of our maturing Certificate of Deposits to our account so that we will have access to this money for ongoing necessary repairs in the neighborhood. Candy continues to collect late dues. If your account is delinquent, please take care of this as soon as possible to alleviate work on Candy.

GATES:

John was able to fix a problem with our SIM card by tightening the connection of the metal portion with the control board. John will continue to "clean up" our code roster by eliminating codes of residents that have moved and adding new residents. Resident's codes will be deleted if they no longer reside in The Abbeys or own property here. The lantern on the right side as you exit has gone out. This will be repaired as soon as possible.

ACC:

Pam Childs has resigned from the Architectural Control Committee. Sonny Jenkins will be moving out of The Abbeys, so he can no longer serve. We wish Sonny and Cynthia much happiness in their new home and thank both of them for serving. The members of the ACC are: Jack Lanier, Connie Wilson, and Chuck Jones. The Belcher home at 732 Greenfield Abbey Court has been approved to proceed with a deck remodeling.

Clubhouse:

Cynthia submitted her letter of resignation as of 8/22/2023. Carol Allen was appointed by the board to fulfill the duty of Clubhouse Chair until January 2024 when a replacement is named. The clubhouse has been rented twice in August, three times in September, and once for January 2024. There has been no word from the contractor that has been hired to install new handicap railings on the ramp. This repair is ongoing and will be scheduled as soon as we hear back from the company. All clubhouse records and keys will be transferred to Carol. Jack Lanier and John Ray also have keys in order to monitor our camera security system.

Pool:

The shower head at the pool has been replaced and is working. As always, the pool closing date will be dependent on the weather. The pool will remain open as long as warm weather permits. Come enjoy

our beautiful pool and stay cool. Please continue to lower your umbrellas and lock the gate when you leave.

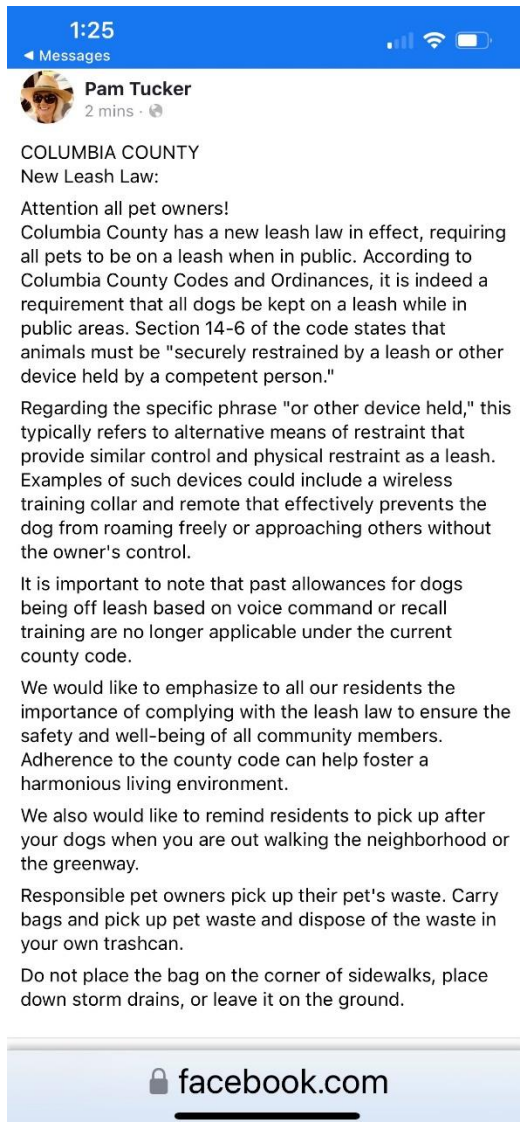
Grounds:

Carlos trimmed the shrubs between 683 and 687 Glen Abbey Drive on 8/16/2023. Fairway shrubs were all trimmed with the exception of shrubs behind 709, 711, and 713 Pevero. We had a lot of tree damage from the storm. Dozier Tree Service performed this work beautifully, but at a cost of \$9,950.00. \$4800 was storm damage, the remainder was planned tree work. The cost included stump grinding. Jim will be inspecting a pine tree in the common area in front of the clubhouse. The trunk has split. There are tree limbs over the front wall from the common area of Summerfield Abbey that must be removed to prevent damage to the wall. Jim will also address the most cost effective way to deal with a sweet gum tree that fell in the common area behind 687 Glen Abbey. Carlos has been able to assist with some of the branches and has saved us from having to hire an outside tree service. Due to the excess rain we have experienced this summer, Carlos has had a lot of trimming to do. Unfortunately, the weeds have grown with the shrubs. Carlos has not had the time to spray weeds. You are responsible for weeding your yard. If something is unsightly in your common area, please feel free to round up the area. Your neighbors will appreciate it! REMINDER: There is a gate entrance clean-up day scheduled for September 30th @ 8a. Hope you can join your neighbors in sprucing up the area our residents and guests see first!

Miscellaneous:

The board has decided to begin the long process of updating our covenants. It has been many years since this was done and is extremely needed. Changes will require a vote from every resident, so everyone will be contacted when the board sends our changes to an attorney.

Please see changes to the Columbia County Leash Law:



Meeting was adjourned at 8:26p. The next meeting is scheduled for September 18th @ 6:30p.

Respectfully,
Beth Meschke