

## MINUTES OF THE MONTHLY MEETING OF THE BOARD OF DIRECTORS OF WINDANCE PROPERTY OWNERS' ASSOCIATION

Held on August 14, 2018

The monthly meeting of the Board of Directors for the Windance Property Owners' Association was held on Tuesday, August 14, 2018 at the Windance Country Club. The following directors were present: Walt Hack, Allen Deen, Susan Smith, Donna MacArthur, Mike Styron, Diana White, Al Hopkins and Timmy Enroth. Ron Lightfoot was absent.

The guests in attendance were: Marsha Hack, Alonzo Johnson, Joe Leopold, Carly and Liam Eubank, Shawn Sims, Margaret Ladnier, Eric Ward and Andrea Grisham.

The meeting was called to order by Walt at 6:30 PM. The floor was open for questions and discussion. Alonzo Johnson presented his request for the board to accept, and approve, the construction of a 10ft x 12ft wall that faces the golf course. Mr. Johnson stated that this wall would provide privacy and protect his property from flooding. Walt stated that the portion of the wall that would be constructed on the west side of his house had already been approved by the board at the July meeting. Walt suggested that the Board hold off on further discussion until Mr. Johnson presents a full plan to the Board at the next POA meeting.

Diana made a motion to disperse with the reading of the July minutes, 2<sup>nd</sup> by Timmy, all in favor and motion passed.

### TREASURER'S REPORT

The current month's report states that we have \$44,822.16 in checking. Income generated was \$200.00 and expenditures were \$5,532.19. Al made a motion to accept the report, 2<sup>nd</sup> by Diana, all in favor and motion passed. A motion was made by Donna to pay outstanding checks totaling \$144.50, 2<sup>nd</sup> Timmy, all in favor and motion passed.

### LAKE REPORT

Walt solicited several companies concerning lake maintenance and upkeep: Slade's (high price), Wayne Lee Southeastern Region Lake Maintenance ( company too small to accommodate our lake), and Pensacola Pond Pro's. Pensacola Pond Pro stated that we don't harvest the fish in the lake sufficiently. The extension agent said we don't have to lime the lake if the alkalinity level is what it should be. He also recommended that we do away with automatic yearly fertilizing and liming of the lake if it is not necessary. He also recommended the consideration of an aerating system This system is rather expensive and Walt stated that more research needs to be done to see if we could eliminate some of the annual expenses required to maintain the lake.

Walt made a motion to maintain the lake at the current amount and allow the extension agent to come in the fall, read the lake levels, and then take what steps are necessary to maintain the lake. Walt made a motion to leave the budget as is pending scientific information we receive in the fall and then go from there. It was determined that the lake does not need lime application through 2019.

This issue will be tabled until the end of the meeting.

Walt made a motion to consider the need to go into an executive session on legal matters. It was then announced to the audience that the Board would go into executive session.

When the Board came out of executive session, Walt announced that no action was taken during the executive session.

#### ARCHITECTURAL COMMITTEE

1. Alonzo and Stephanie Johnson- 19714 Eagle Cove- privacy wall construction proposal put on hold until next meeting when a proposal and plans are presented to the Board for a vote.
2. Jim and Maria Davis- 12447 Windance Drive- "Paint color change"- A motion was made by Mike to approve the color change, 2<sup>nd</sup> Timmy, all in favor and motion passed.
3. Brad Hayes – 19396 Champion Circle- most of the fence project has already been completed. Resident did not realize he needed board approval. Mike made a motion to approve the fence, 2<sup>nd</sup> Diana, all in favor and motion passed.
4. Mark Jumper- 20054 Mulligan Cove- Construction of a 6ft privacy fence which he wants to connect to his neighbor's fence. Mike made a motion to approve the fence, 2<sup>nd</sup> by Al, all in favor and motion passed

#### BEAUTIFICATION REPORT

Yard of the Month- Reid and Margaret Hopper- 12297 Windance Drive

#### SOCIAL COMMITTEE

Susan reported that the Social Committee distributed American flags to the residents for the Fourth of July holiday. The cost of this was \$183.00. The Summer Pool Party was attended by about 50 people. The committee spent \$419.00 on food and \$15.00 on decorations. The committee was "under budget" for the Fourth of July activities.

Diana reported that a newsletter will go out around the first week in September. She requested that any information that needs to go in the newsletter be in to her by August 31<sup>st</sup>.

#### NEW RESIDENTS

None reported to POA Board.

#### OLD BUSINESS

Walt made a motion to provide actual expenses of the lake based on samples of the lake water and base expenditures on what is needed, 2<sup>nd</sup> by Al, all in favor and motion passed.

#### NEW BUSINESS

Walt will not be present at September's meeting .

There being no other business to discuss, a motion to adjourn was made by Diana, 2<sup>nd</sup> by Alllen . All in favor and motion passed. The meeting adjourned at 7:35 PM.

Donna MacArthur

Windance POA Secretary