

Leigh's Cove Condominium
Annual Homeowners Meeting
Monday, October 24, 2011

The Leigh's Cove Condominium annual homeowners' meeting was held Monday, October 24, 2011 at Walk-On's Grill, Baton Rouge, LA See attached for attendance.

The meeting was called to order at 6:15 PM. Meeting began with the introduction of. Board members present, Tommy Chauvin and Matthew Allen, along with Kathryn Gutierrez and Paul Gahn with Lewis Companies and Kevin Kelsey with Brown and Brown Insurance.

Proof of notice of meeting was provided as well as a copy of the previous years meeting minutes. Motion made by T. Viso to accept minutes as written, 2nd by M. Allen, all in favor.

Tommy Chauvin discussed projects that were completed during the year and noted we had the grease traps cleaned, concrete work done and some trees trimmed. Also talked about how well the gate had been operating and how well the residents have done with the gate. Discussion followed on future projects: Tommy talked about possibly of painting buildings and repairing siding that has been damaged. He would like to have bids for the repairs to the siding and painting of all building so that they look uniform. It was noted by Tod Viso that several building were painted after Gustav and several roofs were repaired. Paul Gahn discussed the financials for the calendar year 2011, and noted the Association had \$205,073 currently on hand. It was mentioned that the reports are available to any owner at any time, just call Lewis Companies for a copy of the financials reports. P. Gahn discussed the 2012 budget with no increase in dues and noted the budget was setting aside \$18,000 for reserves. A motion was made by B. Poynot to accept budget, 2nd by K. Gleeson, all in favor.

Kevin Kelsey with Brown and Brown discussed the insurance for Leigh's Cove. He noted, owners with tenants should have the tenants purchase renters insurance to protect their interest from damage they may cause due to negligence. The current policy is a replacement policy that would rebuild to original equipment if we had a fire but, would not cover upgrades that an owner has made. Kevin discussed the current flood policy and noted it does not cover content. It covers the structure of the building and again, the coverage is only for original equipment, not upgrades made. Several owners discussed the problems they have every year with their mortgage company and the difficulty they have convincing the mortgage company Leigh's Cove has adequate coverage. P Gahn asked owners to call him when they have problems and he can call the mortgage company for the owners. Kevin discussed the changes with FHA rules regarding fidelity insurance and how much coverage was needed for an Association was dictated by how much the Association has in reserves.

Several owners asked about the windows and who responsibility was it to change or repair moisture in windows. It was noted, the windows and doors belong to the homeowners and if a window was changed, it had to be uniform with the existing windows

A discussion followed on pest control and what service was being offered. At present, we only have outside coverage on a quarterly basis for the beds and flea control for the grass. Several members asked about getting inside coverage but it was decided they would need to contact the service themselves. Owners can contact CC Kleinpeter at All-Star Exterminating directly at 337-501-5091.

Several owners asked about the mailboxes and which ones belong to which building. He asked if we could meet with the Post Office to the boxes numbered correctly. P Gahn would call to discuss with the Post Office and have someone re-number the boxes.

Tommy Chauvin talked about the need for owners to get involved and help out on the Board. Asked if anyone was interested and Mr. Brian Blackwell agreed to be nominated for the opening. All other members agreed to sit for the Board again. A motion was made by M. Wheaton to accept all for the Board, 2nd K. Gleeson, all in favor.

The association rules and regulations were discussed. Owners were reminded to pick up after their animals and report violations to Lewis Companies and it was noted, several owners are not picking up after their dog and some are not leashing their pet. PLEASE notify Lewis Companies of any dog that is not on a leash. A \$100.00 fine will be issued to the owner. Also, as a reminder, East Baton Rouge Parish has a mandatory leash law. P. Gahn with Lewis Companies discussed the need for owners to be vigilant in regards to safety and leave lights on their front and back porch at night. He mentioned owners can purchase a bulb with a photo cell that screw into the socket. Please report anything out of the ordinary to the Police and always remember to lock your car and doors.

With no further business, the meeting was adjourned at 7:45 PM and Tommy thanked everyone for coming out and if they needed him he was available.