

Leigh's Cove Owners Meeting minutes

Nov. 5, 2015

Call to Order at 7:05 p.m.

Verification of a quorum. 35 proxies and 15 in attendance.

Proof of Notice of meeting.

Introduction of the Board of Directors and Management.

Adoption of previous year's meeting minutes. Unanimous adoption.

Review of 2015:

Discussion of new awnings.

Discussion of security cameras. Only one security incident noted for entire year. (Item stolen from truck bed.) Noted added internet access cost of \$74/mo.

Discussion of new lawn service. The BoD is happy with the service and thinks the added cost of \$110/mo. is worth it. \$875 to \$985/mo.

Discussed implementation of dog registration and fine for not cleaning up after dogs. Owners were pleased with the results of less poop. Noted that stray cats are in the area. We will call animal control.

Discussed flood elevations and being removed from FEMA flood map. This will remove the mortgage requirement on owners but not the Declarations requirement from the HOA. Discussed having the ditch cleaned. Will contact the City/Parish/State to have cleaned.

Discussed the water and sewer bill decreasing after repairs made in Sept. 2014.

Review of 2016 Budget:

Discussed dues increases roughly every 3 years.

New internet service at \$74/mo.

Sewer and water bill decreasing after Sept. 2014 repairs.

New lawn maint. Company at \$110 increase per month.

Reserve/Capital fund at 10% of dues per mortgage requirement. This matches the sum of bids for exterior maintenance.

Discussed long term plan for maintenance of buildings per by-laws, paid out of reserve/Capital fund. Discussed plumbing costs and security camera addition being added to the plan. Discussed Cat. 3-5 hurricane deductible.

Plans for 2016:

Increased property insurance for complex to meet mortgage requirements at \$340/yr.

Continued work on FEMA flood map removal.

Start planning for roof replacement in 2017-2018. Will have an inspection done in 2016.

Election of Board of Directors.

Election of Jude Gremillion to Board of Directors. Nominated by Matthew A. Second by Tommy C. Unanimous approval.

Review of "Notice to Owners and Residents".

General Discussion:

Discussed making water valves easily accessible.

Discussed making sure the water valve map is on the website.

Discussed putting liability info on the Notice to Owners and Residents.

Discussed people parking in grass. Will address as reported to Lewis or Matthew.

Meeting Adjournment 8:15 p.m.