

Leigh's Cove Owners' Meeting Minutes

11/3/16

1. 6:30 p.m. Call to order:
 - a. Proof on Notice of meeting
 - b. Verification of a quorum
2. General introduction of Board of Directors and management
3. Discussion of 2016 financials:
 - a. Noted that we are currently running a deficit of ~\$8,000 as of Oct. 31st.
 - b. Discussion of function of Reserve/Capital Maintenance account.
4. Discussion of 2017 budget: Discussion of expected shortfall in 2017 at current dues but a vote of the Board was not to increase dues this year.
5. Election of Board Members: Joey Verret was elected to the Board unanimously.
6. New Business:
 - a. Development in front of Leigh's Cove:
 - i. Discussion of driveway off of Lee Dr. The shopping center owns it. It was discussed to work out an understanding of legal ramifications. Discussed to work out a contract for use, maintenance, and liability. Discussed finding out our legal rights such as use for the past 10 years and city/parish rule about using Etta St. as entrance/exit.
 - ii. Discussion of new rain water flows onto our property from new shopping center and Jimmy John's.
 - b. Maintenance Issues
 - i. Overnight Emergencies: Discussed sewer backups. Discussed Leigh's Cove's responsibility that the HOA owns and is responsible for the sewer lines, grease traps, and overflows. Discussed that there is a gap between Lewis Co. (our management company) response to overnight emergencies

and our needs. The short fix is to advise the owners that Leigh's Cove will reimburse plumber call outs if the plumber will write a description of the problem and it is a sewer line or grease trap problem. Sink, bathtub, sink, and toilet overflows are the owners' responsibility.

- ii. Grease Traps: Leigh's Cove is one of the very few complexes with grease traps. Discussed that the HOA needs to educate owners and tenants on function and use of grease traps. Suggested to line mole the sewer lines when the HOA cleans out the grease traps every year.
 - iii. Water leaks between upstairs and downstairs units: Water leaks caused by overflowing sinks, bathtubs, toilets are the responsibility of the owner. (Except when the cause is from a plugged kitchen sink line.) Advisable for everyone to get some liability insurance.
 - iv. Roofs on buildings 5-10: Discussed that these roofs are near the end of their life expectancy. The HOA voted to have the roofs inspected and an estimate to get the complex another year of life. The cost was \$2,700 and work is to begin promptly. The cost is expected to be around \$135,000 and the HOA has money set aside in the Capital Maintenance fund for this.
- c. LOMA update: The HOA has received a Letter of Map Adjustment to remove us from the flood insurance requirement. The Board is working for better pricing for our flood insurance which is required by our Declaration page. Individual owners are not required to purchase supplemental insurance to satisfy mortgage requirements. Lewis Co. will provide any owner of a copy of the LOMA to provide to any mortgage company.
 - d. Discussion of Leigh's Cove policies, rules, and regulations: These rules are located on the Leigh's Cove website. Discussed finable offenses. Not picking up your dog's poop, not returning a proxy,

trash stored on a balcony, allowing dogs in swimming pool, and resident nuisances.

7. General Discussion:

- a. Discussion of having our grounds crew cut all the grass on the strip between us and AT&T. Generally agreed.
- b. Discussion of pool. Decided it wasn't worth removing because of the cost to remove, limited current cost, and real estate search tools include pools. Decided we should make it a more beautiful place.
- c. Discussed washing the buildings more often. We will increase it to 1x per year from 2.
- d. Discussion of window replacements. Windows are the responsibility of the owners. Owners were looking for reliable/quality contractors. General Window & Supply was brought up. They will be included on the preferred vendor list on our website.
- e. Dog poop problem from the past has generally gotten better but there is still a pocket of resistance around 7-D's front door. Matthew to stake-out.
- f. Discussion of fining owners who did not return proxies. It was noted that snail mail is not reliable and we should email along with snail mail. Discussed that next year we will email too.
- g. Discussed having the City/Parish clean the drainage canal behind Leigh's Cove.
- h. Discussion of noisy tenants in building 5, outside, on Saturdays, late at night.
- i. Discussion of removing a tree by building 10 to make better access for dumpster.

8. Call to adjourn: at 8:45.