

Leigh's Cove Homeowners Association

Special Meeting

Thursday November 10, 2022

6:00 Pm at 9613 Interline Avenue Baton Rouge LA and Zoom

The meeting was called to order at 6:17 PM.

L. Dronet, president introduced herself, M. Allen, Vice-President and W. Darby, HOA Property Manager.

Reviewed notice of meeting.

Matt gave a progress report on current projects that are being done on property. Demo and rebuilding of the patio fences has begun. Walk in gate lock with code has been completed. Security cameras have been ordered, the electricity for the cameras has been completed. Repairs to Building 10 have been completed and Unit 2 D, window is on order. Building 6, sink line has been cleared.

Website/Christie/Payment issued has been resolved so website should be up and running.

Car was towed by building 10.

Budget was discussed with Insurance, grease trap cleaning requirement.

Discussion of 3-year maintenance plan: Gutters, siding repair, fence repair, parking lot and potholes were all discussed. The leak by building 10 was also mentioned. All these items were tabled for further consideration and discussion.

Dues Increase versus assessments were discussed and tabled for further consideration. Liz and Matt both as for input from the owners, a survey of owners with their opinions was mentioned.

Liz asks everyone with pets to please complete the pet information sheet and return the forms to Wanda.

Amendment change was discussed and after clarification of the current Articles by Valerie Lewis and Matt LeBlanc, there was an motion by Matt Allen and seconded by Jennifer Simpson to abstain from voting on the amendment until further information could be gathered. Vote was unanimous in favor

Robert, motioned to reassess the articles and with correct information reevaluate later. Motion was 2nd by Matt Allen and the vote was unanimous in favor.

There was a brief discussion of owners not being allowed to sell their units to a LLC, with the current owners grandfathered in. Decision was tabled to a later date with Liz and Matt asking owners to contact them and let them know how they feel about this issue.

Floor was opened for questions:

7C has damage that was done by fence company.

7G Fence company moved AC unit to complete fence.

Both were told to forward pictures to Liz or Matt, and they would handle issue with the fence companies.

Liz informed owners that when the work on the fence line is in progress, it will be taken down on one day and replaced on the next. She will let everyone know a date, but there will be one night with no fence at all.

Motion to adjourn meeting made by Matt and seconded by Grace Garza. Vote was unanimous.

Meeting adjourned at 7:53 PM

Lewis Companies: Valerie Lewis Wanda Darby

Leigh's Cove Board Members: L Dronet M Allen J. Verret B. Moore

Home Owners Attendance in Person: K Vaccarella J Simpson G Garza B LeBlanc

Home Owners Via Zoom: B Dual R Barre M Rodrigue B Fauchaux D Ramirez J Tolson S Kwan J Piland A Viscusi N Crosser M Treadway D Peltzer Q Wand G Foster H Congqiang B Harvey C Thieist

Cristie for TCLV Rentals M Garon T Romero J Long

Home Owners Attendance by Proxy: Garofalo Investments N Martin-Whitaker L Mactello J Vu/Carrie Phan C McDaniel D Moreau J Wallace C Reed R Feucht M Disabro C Duplass B Romero J Dubose S Ragusa A Haghighi K Crove G Carcabasis S To Ryno Investments Arlington Plantation D LeBoeuf