

# ANNUAL MEETING 12-09-2025

-Called to order 6PM by Jim Callas, Pres.

-Roll Call: Jim Callas, Pres.

Jason Wilson, Treasurer

Nikki Ferris, Sec.

Terry Becker, Member

From Semper Fi Property Mgmt.: Billy Rivera, Michelle Gotham, and Jennifer Richardson

-Quorum of owners met

-Financials- \$250,429 Operating balance

\$568,248 Reserve Balance

Additional Income -\$3095 legal

\$2775 late fees

\$250 Parking

\$150 Pool

\$4025 Violation fines

Collections - Currently 2 units in Tier 1 and 6 in Tier 2 with Attorney.

2026 Budget has been approved. No increase to monthly HOA fees.

Jason Wilson, Treas. - Reported on Insurance assessment, has been reduced by approximately \$500. Schedule of costs will be posted on website

-Management Report – All buildings, sidewalks and other structure on property have now been powerwashed. Some new Barbecues have been installed, more to come. Total general property inspection done and projects resulting will commence in January. Drainage issue resolved behind Bldg.12, New mulch and rock completed. 2 new sanitization stations in gym installed. Downspouts cleaned out. Insurance cost has reduced from \$285,000 to \$185,959.

-New Business- Drainage problem behind buildings on Forsynthia to be addressed.

DocuSign being looked into for the new year to make it easier for homeowners. New roof on indoor pool to start January. Pool will be closed for approx.. 3 days. Discussed problem with mtgs. Inside gym and its legality. New floors for Bldgs. 1-6 next year and remainder in the next year. Researching prices on new pool furniture to include a few tables and umbrellas with new chase lounges. Property to implement new Conduct Rools to include fines and loss of amenities.

Billy Rivera opened floor to questions from homeowners. Virginia Binder made motion to remove LeVar Curry, Vice-Pres. from office. He has been non-participating all year and absent from 3 BOD Mtgs. Motion seconded and board voted in favor unanimously. 3 vacancies on board now for 2026.

Thus the 3 persons on ballot are automatically approved for new board; Corrine Howard, Mary Alice Conrad and Heather Stevenson.

Homeowner inquired about "missing ferral cat" hi wife feeds at Bldg.6. He was informed this is against master deed rules and of animal control involvement this past season regarding same, as cat food left out at Bldg. 7 caused an attraction to Oppossum problem. Both issues resolved since and homeowner claimed he was unaware this was not allowed.

- Mtg. adjourned by Jim Callas, Pres. Ay 6:35PM.