

Meeting Minutes

Premeeting for the SKHOA Annual Meeting

October 28, 2023, 10 a.m. – Reynolds Residence

Board - Attendees

Troy Lotane	Tim Heise	Sharon Bossert
MaryCay Reynolds	Sergio Rodriguez	Ben Daugherty
Marv Schindler	Ron Helms	Bob Eales
Marcy Hetrick	Aileen Batistich	

Chairs - Attendees

Larry Ressler	Nancy Heise
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1. Discussion - RFID Stickers for non-residents

Open discussion on owners who have family members who live near, and it would be convenient to provide them with stickers. There is the ability to provide a 90-day guest pass in these instances. Suggestion was made to allow homeowners and immediate family. Argument that how do we regulate and keep fair. There could be abuse by people giving out the codes BUT we can monitor this with exception reports from the system that will count the number of times the code is used.

Decision to continue to issue stickers to owners with registered vehicles in their name only.

Suggestion was made to create a committee to determine rules that will work for everyone.

2. Discussion of the Cost of extra RFID

Currently we are at \$20 and there has been a push back on the amount. There are additional costs associated with the gate.

Motion to keep at \$20 – Bob Eales

Seconded by Ben Daughtery

Voted – 3 No's / 8 Yes to keep @ \$20

Motion Passed

3. Review the Budget YTD

- a. The Budget was reviewed, and Troy pointed out that the committee used 2023 P&L and expected expenses for 2024 to create a workable budget. The GL categories have been moved around in order to get a better picture of the expenses for each area e.g. Gate, East marina, West Marina, weed gate, maintenance, etc.

- b. Dock/marina Costs are separated out so we could see the expenses by category.

Dock Lots expenses are showing more than \$150 per year/per lot. With current expenses broken out by marinas, Troy recommended adding \$70/per year for a total of \$220 to the current yearly dock lot dues. Will be added to the annual meeting agenda.

Motion -Marcy Hetrick

Second - Marv Schindler

Motion Passed – All Approved

- c. Tim suggested a new pump @ the Windy Pt lagoon like one at the lagoon when you come in the gate. Hoping to keep the Windy Pt lagoon cleaner. The pump near the gate sits on top of the water.

BOD Agreed & research on cost to be done. Larrrt looking into.

- d. Discussion of the Contingency Fund and was agreed that SHOULD it be needed; it should be used for unforeseen expenses like roads & hurricanes or similar issues.

- e. Who will be doing maintenance on Gate?

- i. BOD agreed to pay someone to maintain the gate. But not Barnes, it is not something they do well and would be very expensive.
 - ii. Larry will research to find someone who will provide a quarterly maintenance on contract for the gate.
- f. Troy requested Motion to approve new bubblers at the ramp at a cost of \$1,500. Larry believes this will help to keep the grass away from the boat ramp.

Motion – Marcy Hetrick

Second – Tim Heise

Motion -All Approved

- g. Larry has secured a monthly inspection and quarterly maintenance contract for the weed gate/bubbler system. The Harbor Maintenance contract includes monthly inspections and quarterly maintenance on all the harbor & canal equipment. There is an additional \$7,500 budgeted for unknown/unexpected costs for equipment that goes bad.

Larry suggested we start planning for our roads to be sealed in the next years. Tabled

4. Annual Meeting

- a. Marcy to send email to all owners asking if anyone wants to be on board to engage respond back by 11/8/2023 to the Nominating Committee.
- b. The nominating committee MaryCay, Ben Daughtry and Maria Rodriguez will review and have Slate ready November notice.
- c. Recommendation that dues remain the same for home lots & \$220 for dock lots.
- d. Date for Meeting 1/6/2023

- e. Notification Timeline for Annual Meeting Notice is 30 days before the meeting SO NO Later than 12/1
 - f. Email to Owners with Agenda, Proposed Officers, Absentee Ballot, Proxy, and Budget
5. Neighborhood issues
- a. The ramp needs to be cleaned now and after high tides. Maria will ask Eldridge to add to his duties when he comes every other week.
 - b. Concerns
 - i. Lots are unsightly, overgrown and construction materials & trailers are parked on easements.
 - 1. BOD agreed letters to be sent to these owners.
 - 2. Marcy to post draft copies of violation letters on SKHOA website.
 - ii. Due to the number of complaints a Suggestion that there be an Enforcement Committee to review violations and request notices be sent.
 - 1. Committee established – Sergio, Tim and Sharon
 - a. Marcy to send out P&P to Committee that we used with the HOA manager.
 - 2. Marcy to send out email notifying all owners if they have any concerns in the neighborhood to send to webmaster.com (SKHOA's email). Also, in this email provide a link to the Bylaws and Restrictions and ask the owner make sure there is a violation before they engage.
 - a. Their concerns will be directed to the committee for review.

- b. If necessary, then a violation notice will be sent to the owner.
- iii. Marcy to send out Reminder email advising all owners that the easements on their property and at the dock lots are not for permanent trailer, car or other items. The dock lot easements begin at the palm trees to the road. Anything sitting on the easement over a day is a violation.
- iv. The question was asked if the BOD able to review the Bylaws and Restrictions for revisions. This a a daunting task that will require a dedicated committee. There was not time this year to get completed..
- c. Meeting Adjourned