

Southpointe Square H. O. A. Board Meeting

Summary of Meeting Minutes

Tuesday, March 23, 2021

The meeting was called to order by President Eric Linsenmeyer at 6:31 PM. Roll Call: Present- Ed Andrews, Ken Wonsowski, Darrick Whitaker, and Josh Walker. There were no association members present.

President's Report - Eric briefly discussed concrete curb failure issues he has fielded from association members who asked whose responsibility was for repair. He also reviewed an issue with the association's largest expense.

Treasurer's Report - Ken reported that the current checking account balance is ten thousand six hundred fifty-five dollars and fifteen cents (\$10,655.15) and all invoices received to date have been paid. He led a discussion on the lawn care and island modifications bids. He also stated he has the 2021 dues invoices ready to mail out. Ed volunteered to run then to post office. Dues are the same amount as last year, seventy dollars (\$70.00.00).

Secretary's Report - Darrick read a letter from F. Angelo & Sons that partially replied to our request for information to the flooding issues on Cricket Lane homes. They claimed they have graded a swale at the most western edge of the home to direct the heavy rain run-off into our main retention pond. They did not address the issue of the two sump pump discharge lines installed across our property into our retention pond without our permission. Eric stated he will monitor the next heavy rain fall to see if the swale works. If not, the board will address the discharge lines as well as the reoccurring flooding problems. The lien report was given and there are currently five (5) active liens on file, two prior liens have been released after receiving full payment. Two are still awaiting the court decision, one has been granted in our favor for garnishment. One is still under bankruptcy court protection.

Old Business - Eric stated that the issue with illegally parked RV trailer will be handled with the appropriate fines and the owner will again be notified of such. The secretary will send a letter to the owner reviewing the board's decision with copies of previous sent letters of warning. The board also agreed that this owners request to build a de-attached garage on his lot is denied because of restrictions in the Master Deed Restriction documents. This will also be in that letter. The owner originally stated he was building an attached garage as an addition to his home.

Darrick stated he will attend the Monroe County Road Commission (MCRC) Board meeting to request that two or three intersections of Southpointe Blvd. with intersecting streets become 3 way stops to help with the control of the constant speeding on Southpointe Blvd. The board agreed if the MCRC pushes back against this request the because of cost the board would under write the costs.

Regarding the sidewalk system completion voted on at the 2018 annual meeting, it was agreed the board will send out letters to the four (4) property owners who have not completed their sidewalks to have the work done by July 30, 2021 or the board will proceed with the work and costs will become an

assessment against them per articles in the Master Deed Restriction documents giving the board this authority.

The 2021 annual subdivision garage sale date was set for Friday, June 18 and Saturday June 20 from 8 AM to 4 PM. Monroe Schools are out for the year.

New Business - Darrick reported that the Monroe High School group responsible for the placing the American flags at each entrance last year has not contacted us yet, he will follow up to see the status of this program. The board agreed to continue this year.

Darrick also led a brief review of the proposed bylaw revisions and the board agreed to continue with the refining of various wording to upgrade them. The board will met later to review the proposed wording and have a possible vote to approve.

The meeting was adjourned at 8:10 PM.