

November 16 HOA board Meeting. Cindy Hubbell was absent, all other board members were present.

Tom Taylor started the meeting with the pledge and a moment of silence. There were 2 new residents, the Lilly's on Hillcrest.

The previous meeting minutes were read by Patty Hynes, there was one change, Julie Corr will be on the election committee.

Tom discussed the pool problems and resolutions. He said money was saved by using parts from the old parts that were saved.

Leigh Russ had the financial report, it is posted on the bulletin board. Leigh discussed the numbers for the 2022 budget, using 2019 numbers since there was so little taking place in 2020 due to COVID. Leigh asked each board member to let her know if there will be any major expenses in the coming year. Tom said he had numbers at the office, they will share that info after the meeting. Leigh discussed our costs, the mowing costs have increased. Comcast has gone up very high. the numbers have more than doubled. She suggested raising the maintenance fees. Raise them \$8.00 a month in 2022, lot raised by \$1.00, that is \$32,000 a year income. And propose raise them \$7.00 to \$100.00 a month, each lot also raised, that is an additional \$35,000 a year. The last time the maintenance fee was raised is in 2006, when it was raised from \$81-\$85. As we go through the next month, think about these proposed changes. The budget will be voted on next month.

Tom discussed that the trash is billed on your taxes. Patty Hynes discussed getting TV from a source other than Comcast, like Roku, Fire Stick, she asked that everyone check into getting TV from another source would work for them. Cliff Hanglely asked if cable will stop, does that affect the increase. Leigh will look into it. Bill Burse commented that everyone does not have internet to provide other TV source. The Comcast contract raises the price every year, the 5 year contract between 4-8 percent. There was a discussion to see if Wi-Fi could be made available to everyone. All these need to be looked into. It was asked if satellite dishes can be installed at Covered Bridge, yes, they are approved to be used. We will vote on the budget next month. It was suggested a committee get together and see what TV options are available. Tom discussed the work needed to be done on the roads. Completely redoing the roads will cost around \$500,000, but it was recommended by the paving companies to wait till the construction is

done and big trucks stop running in here. Ken Leblanc plans to be done building in 3 years. Venetian Parkway will need to be taken down, the estimate is to take the roads completely out and start from scratch. All the roads will be taken down to base and put in correctly. Tom will ask our attorney if there is any recourse regarding the damage done by LeBlanc's big trucks over the years. Bill suggested smaller garbage trucks come into pick up the trash.

Tom discussed the bids received by lawn companies. Bids were looked into, Herman Bott did research there were several companies that came, looked, and never came back. We have bids for Gatorco at \$7,500 and TWQ, \$9,940 was the bid. There was a discussion about the benefits of each company. It was decided there were no other companies that could bid on a job of our size. Bill made a motion that we accept Gatorco's bid, motion seconded, the contract will begin January 1, 2022.

There is a change, Herman will continue outside maintenance. Tom Walker has agreed to take care of the inside of the clubhouse. WE had a great turn out for work day, please remember to sign up for work day, please sign up so we know how much food to prepare for lunch.

Tom discussed rules that may need to be changed. The board can change the bylaws regarding the rules. Covenants need to be voted on by the whole community. Tom is in contact with our lawyer who has a lot of experience with HOA's. Her name is Kimberly Sapp out of Lake Placid.

Herman with buildings and grounds-thanked everyone who showed up for work day.

Bill discussed the compound, he discussed who has spots, who has insurance, and keeping it all in order. He reminded everyone to contact Bill before making any changes in the storage compound.

Frank Brown discussed the pool, he will install some screening on the fence to try to keep sand from blowing into the pool. He is taking care of the pool filters. He will be replacing some pool parts with brass, replacing plastic parts. He thanked everyone who helped with work day to keep the pool looking great.

Bob Evans –neighborhood watch, there was a discussion about the YELP to open the gate, the YELP needs to run for 8 seconds for the gate to respond. Herman

discussed the correct way to use the YELP. Carol Eldred discussed Neighborhood watch, and how to keep it up. The important thing is someone in the neighborhood is keeping an eye on your property. Also keeping the police department involved.

Social events-Bobbie Snow discussed the activities scheduled for December. She reminded everyone to sign up for what they plan to attend. Check the calendar in the Echo for dates and times.

Donna Palmetier discussed the upcoming Christmas Sale at the clubhouse on Nov 20. She reminded everyone to bring baked goods for the bake sale.

Patty reminded everyone to update any phone numbers, emergency contact information with the office.

Cliff Hanglely asked anyone who wants to look into the TV situation to contact him.

Kay Wheeler talked about the pancake breakfast and there will be a pancake breakfast on Jan 1, 2022.

Bill made a motion to adjourn, seconded.

Tom wanted to thank everyone for helping him with his REMAX referrals, and the ice cream truck is in the parking lot, Tom is buying ice cream for everyone.

Submitted by Patty Hynes, Secretary.