



Marsh Harbour at Kingsland Property Owners Association

Annual Meeting

Tuesday, February 16, 2016

Time: 6:30 PM – 8:00 PM



Agenda

- Introduction to the Board of Directors
- Call to Order, validation of quorum
- Laurel Island Plantation Neighborhood Infrastructure
- BOD Accomplishments in 2015
- Budget Presentation
- Vote on Bylaw Changes
 - Number of Board of Directors
 - Fines for Non-compliance
- Closing Business



Introduction to the Board

- **Wayne Greenberg, President**
- **Robert Creo, Vice President**
- **David Corey, Secretary**
- **Andy Figueroa, Treasurer**
- **Cindy Fitzgerald, *Contingent* Member at Large**
- **Charles Dumont, *Contingent* Member at Large**
- **Howard Sepp, *Contingent* Member at Large**



Call to Order

- ▮ **Call to Order**
- ▮ **Validation of Quorum**



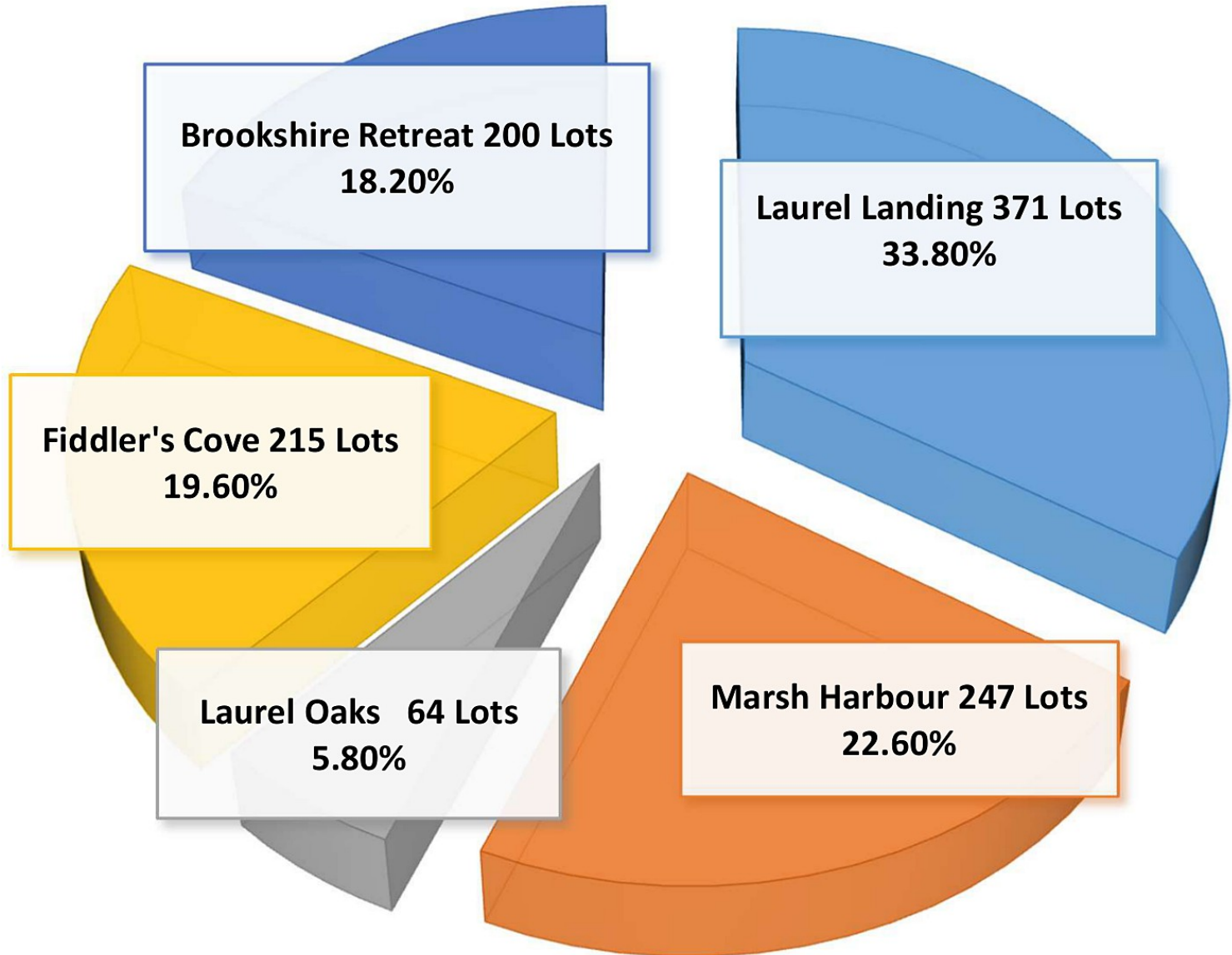
Laurel Island Plantation Neighborhood Infrastructure

- **Bob Creo, presenting**

LAUREL ISLAND PLANTATION - 5-POA'S

TOTAL LOTS - 1097

SHARED PARKWAY EXPENSE



MHPOA & LOHOA SHARED COST

NUMBER OF LOTS IN ALL THE 6 SUB-DIVISIONS.

LOHOA HAS LOTS IN 4 SUB-DIVISIONS

	<u>MHPOA</u>	<u>LOHOA</u>	<u>TOTAL</u>
Laural Marsh	97	0	97
Inverness Chase	23	0	23
Dilworth Point (Shared)	18	17	35
Brookshire (Shared)	34	23	57
Jefferson Landing (Shared)	25	1	26
Christian Landing (Shared)	<u>50</u>	<u>23</u>	<u>73</u>
TOTAL LOTS ALL SUB-DIVISIONS	247	64	311

NUMBER OF LOTS IN THE 4 SHARED SUB-DIVISIONS.

127	64	191
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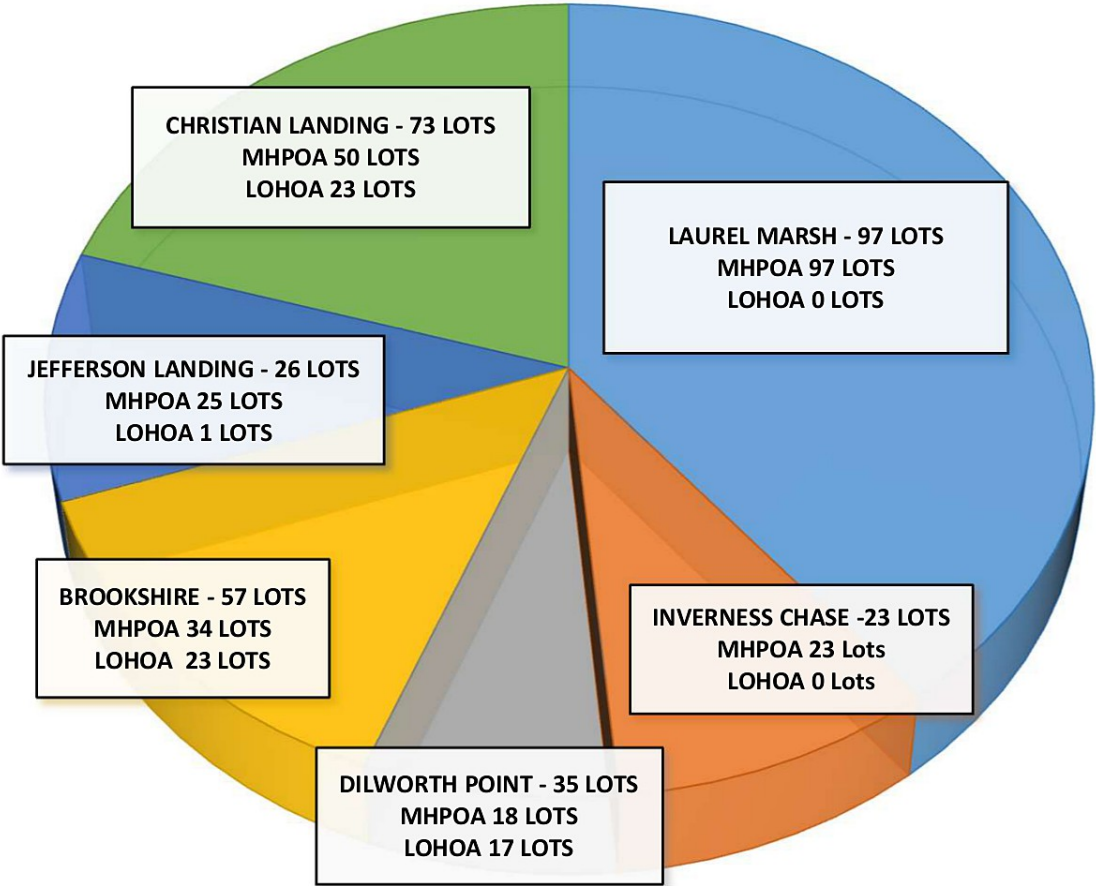
REGULAR MAINTENANCE SHARE

MHPOA	127	66.50%
LOHOA	64	33.50%

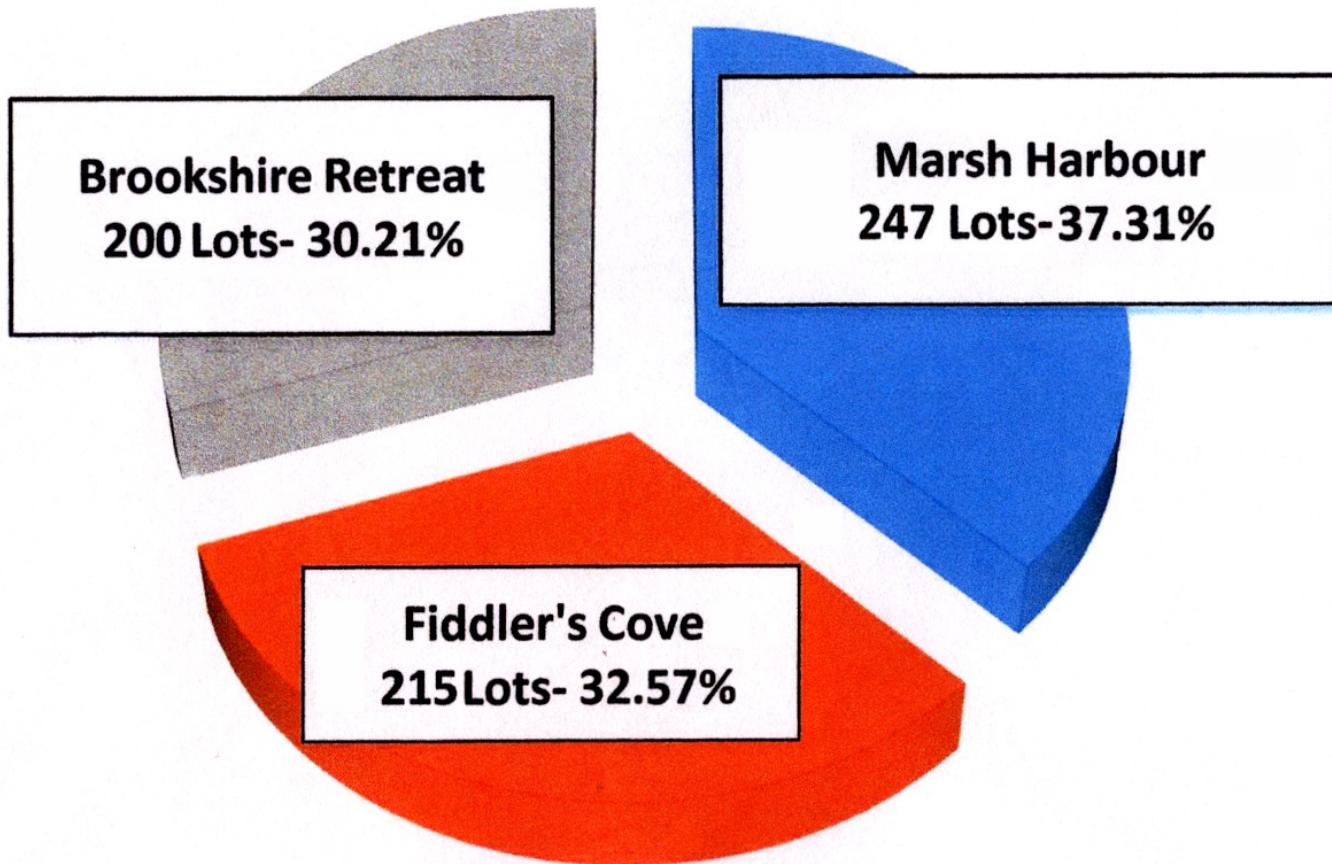
EMERGENT ONE-TIME EXPENSE SHARE

Dilworth Point	51.40%	48.60%
Brookshire	59.70%	40.30%
Jefferson Landing	96.20%	3.80%
Christian Landing	68.50%	31.50%

MHPOA & LOHOA SHARED COST



**LAUREL ISLAND SWIMMING POOL & TENNIS COURT
MEMBERSHIP - 662 LOTS
SHARED COST**



2015 Accomplishments

- ▮ **Reduced delinquent accounts by \$35,317**
- ▮ **Returned \$100 to members via 2016 dues**
- ▮ **Repaired or replaced fountains – all now working**
- ▮ **Added lighting to remaining entrance monuments**
- ▮ **Coordinated entrance landscaping improvements**
- ▮ **Improved neighborhood representation on the Board of Directors (pending approval)**

2015 Accomplishments cont

- ▣ **Installed two benches at the pond**
- ▣ **Installed additional bench and two tables at tennis courts**
- ▣ **Coordinated replacement of fence around pool**
- ▣ **Added Compliance Inspector for architectural reviews**
- ▣ **Purchased BOD computer to backup and audit our books**

And some failures ...

- ❑ **Vacant architectural review committee**
- ❑ **Ineffective effort to begin a financial review committee**
- ❑ **No newsletters in 2015**

Introduction to 2016 Budget

- **Andy Figueroa, presenting**

- ▮ **Carried \$60,078 check book balance into 2016**

- ▮ **Established \$50,000 capital reserve account**

Cash Assets on 1/1/2016:

\$60,078 Checking Account

50,014 Capital Reserve MM Account (\$14 interest)

2,500 Working Capital in Parkway Checking Account

\$112,592 Total

Made possible by diligent collection of delinquent accounts and cost effective operations.

2016 Budget - Income

REDACTED

2016 Budget – Grounds/Lake

REDACTED

2016 Budget – Pool/Tennis Court

REDACTED

2016 Budget – Mgt. & Admin

REDACTED

2016 Budget – Capital Expenses

REDACTED

Total 2016 Projected Expenses

\$164,590

2016 Budget Summary

Summary I: Income & Expenses

Section A: 2016 Projected Income	\$155,562	
Sections B-E: 2016 Projected Expenses	- \$164,590	
Net Income (or loss)	= (\$9,028)	-5.49%

Summary II: Operating Funds – Check Book Balance

Beginning Check Book Balance on 1/1/2016	\$60,078	
2016 Projected Income	+ \$155,562	
Total Available Operating Funds	= \$215,640	
2016 Projected Expenses	- \$164,590	
Projected check book balance on 1/1/2017	= \$51,050	

Summary III: Projected Cash Assets on 1/1/2017

Projected check book balance	\$51,050	
Projected capital reserve account balance	+ \$50,374	
Parkway checking account cash	+ \$2,500	
Total projected cash assets	= \$103,924	

2016 Goals and Commitments

- **Be** transparent to the members
- **Use** members' dues judiciously and for the right reasons
- **Promote** community involvement in MHPOA
- **Continue** settlement of delinquent accounts
- **Uphold** association policies (e.g. sign policy, parking, etc.)
- **Promote** cooperation among neighborhood associations
- **Make** further improvements to entrances and common areas
- **Activate** association committees
- **Resurrect** newsletters



Membership Voting

- Bylaw changes – requires 2/3 of members present
 - Size of the board of directors
 - Motion to approve
 - Second
 - Vote
 - Fines for violations
 - Motion to approve
 - Second
 - Vote



Closing Business

□ DOOR PRIZES!

THANK YOU...

...for coming

- Use our new web site for information, announcements, and contacting us:

Proposed Amendment 1:

“Article IV, Section 4.1 of the Bylaws of Marsh Harbour at Kingsland Property Owners Association, Inc. shall be amended as follows:

Strike ‘the Board of Directors shall consist of five (5) members’ and replace with ‘the Board of Directors shall consist of at least five (5) but no more than eight (8) members. The additional three members shall be appointed as outlined in Section 4.2 below.’”

Proposed Amendment 2:

“Article VII of the Bylaws of Marsh Harbour at Kingsland Property Owners Association, Inc. shall be amended to add after Section 6.2:

Section 6.3 Section 14. Fines for Violations. The following fines shall [be] imposed upon those Lots and Members, as defined in the Declaration of Covenants and Restrictions for Marsh Harbour at Kingsland (“the Declaration”), who violate the provisions of the Declaration, as the Declaration may be amended from time to time.:

A. Members shall be provided with written notification of violation and request for correction of violation by First Class Mail and/or Certified Mail, return receipt requested. Such notice shall be sent to Members at their address of record. Change of address of record is the responsibility of the Member, as outlined in Section 6.2 above. Notice shall be deemed to have been received either upon the date of signature of Certified Mail receipt or five (5) days following mailing by First Class Mail, whichever is sooner.

B. A fine of \$50.00 shall be imposed if violation is not corrected within 10 days from receipt of First Notice or for second notification of violation for same infraction during a 12 month period.

C. A fine of \$75.00 if violation is not corrected within 20 days of receipt of First Notice or for third notification for same infraction during a 12-month period.

D. A fine of \$100.00 if violation is not corrected within 30 days of receipt of First Notice or for fourth notification of violation for same infraction during a 12-month period.



NOTICE TO:

Marsh Harbour at Kingsland Property Owners' Association, LTD

APPOINTMENT OF BOARD OF DIRECTORS

The undersigned as the Declarant and Class B member of the Marsh Harbour at Kingsland Property Owners' Association, LTD, in accordance with the Articles of Incorporation, declaration of Covenants and Restrictions and Bylaws of the Association hereby appoints the following individuals to the 2016 Board of Directors.

Wayne Greenberg	Jefferson Landing
Robert Creo	Laurel Marsh
David Corey	Laurel Marsh
Andrew Figueroa	Laurel Marsh

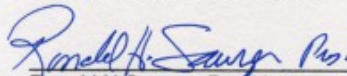
Sawyer & Associates, Inc. — Declarant

The Board has elected officers at its regular meeting consisting of President, Vice President, Secretary and Treasurer. Two or more offices may be held by the same persons, except for the offices of President and Secretary.

The Board of Directors has the responsibility of discharging all of the duties imposed upon the Board under the terms and provisions of the Georgia Property Owners' Association Act, Georgia Nonprofit Corporation Code, Articles of Incorporation of the Association, the Declaration, and Bylaws.

Please extend your cooperation to the Board of Directors.

Sawyer & Associates, Inc. by:


Ronald H Sawyer, President

1-13-2016
Date