

Marsh Harbour at Kingsland Property Owners Association

Annual Meeting

February 21, 2017

Laurel Island Plantation Clubhouse

**Agenda:**

Introduction to the Board

Laurel Island Plantation Infrastructure

BOD Accomplishments, Goals and Commitments

2017 Budget

The Bylaw Changes Vote

Closing Business

**Call to Order:**

Board president Wayne Greenberg called the meeting to order at 7 p.m. Twenty-three members were present plus fifty proxy votes. A quorum was established.

**Introduction to the Board:**

Wayne Greenberg introduced the Board.

Wayne Greenberg – President

Howard Sepp – Vice President

David Corey – Secretary

Andrew Figueroa – Treasurer

Charles Dumont – Member at Large

**Laurel Island Plantation Infrastructure:**

Consists of five property owner associations with a total of 1,097 Lots which share parkway expense:

- Laurel Landing 371 Lots 33.80%
- Marsh Harbour 247 Lots 22.60%
- Fiddler’s Cove 215 Lots 19.60%
- Brookshire Retreat 200 Lots 18.20%
- Laurel Oaks 64 Lots 05.80%

Marsh Harbour (66.50%) and Laurel Oaks (33.50%) contain six sub-divisions and share costs:

	MHPOA	LOHOA	Total
Laurel Marsh	97	0	97
Inverness Chase	23	0	23
<i>Dillworth Point</i>	<b>18</b>	<b>17</b>	35
<i>Brookshire</i>	<b>34</b>	<b>23</b>	57
<i>Jefferson Landing</i>	<b>25</b>	<b>1</b>	26
<i>Christian Landing</i>	<b><u>50</u></b>	<b><u>23</u></b>	<b><u>73</u></b>
Total Lots	247	64	311

**BOD Accomplishments in 2016**

- Received from delinquent accounts \$22,099
- Maintained \$400 base dues for 2017
- Completed entrance landscaping improvements at Brookshire and Dilworth Place
- Coordinated replacement of damaged crepe myrtles along parkway
- Published bi-annual newsletter

**BOD Goals and Commitments for 2017**

- Complete survey of property owners
- Complete entrance improvements at Christian Landing

- 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 association

**2017 Budget:**

- Andrew Figueroa reviewed the budget:

**Laurel Island Plantation Infrastructure – Shared Parkway Expenses:**

Consists of five property owner associations with a total of 1,1297 Lots

- Laurel Landing            3941 Lots      34.90%
- Marsh Harbour           247 Lots        21.88%
- Fiddler's Cove            216 Lots        19.13%
- Brookshire Retreat       208 Lots        18.42%
- Laurel Oaks                64 Lots          05.67%

**Marsh Harbour and Laurel Oaks contain six sub-divisions and share costs:**

	MHPOA	LOHOA	Total
Laurel Marsh	97	0	97
Inverness Chase	23	0	23
<i>Dillworth Point</i>	<b>18</b>	<b>17</b>	35
<i>Brookshire</i>	<b>34</b>	<b>23</b>	57
<i>Jefferson Landing</i>	<b>25</b>	<b>1</b>	26
<i>Christian Landing</i>	<b><u>50</u></b>	<b><u>23</u></b>	<b><u>73</u></b>
Total Lots	247	64	311

**Laurel Island Swimming Pool & Tennis Courts are shared by 671 Lots**

Marsh Harbour            247 Lots      36.81%

Fiddler's Cove	216 Lots	32.19%
Brookshire Retreat	208 Lots	31.00%

- Carried \$81,632 balance into 2017
- Maintained \$50,214 capital reserve account

Budget: The membership extensively discussed the budget.

Specific and multiple concerns related to special assessment regarding irrigation.

The 2017 Budget was prepared in October based on projected expenses, which as to the special assessment, did not materialize. Consequently, once all funds are collected from the special assessment, the unexpended funds will be set aside in a fund for future use for the benefit of those lots.

Mrs. Smith thanked the board for their efforts and suggested that the non-emergency police phone number be posted at the pool area.

Other topics included the pool, lack of no parking signs and parking while fishing, etc., as well as sprinklers.

Discussion of the payment plan and if it would be continued.: Complete the survey. Mr. Corey wanted it noted that he did not bring up the concept of the one-payment plan but stated that members should be given notice.

### **Membership Voting**

Wayne Greenberg moved to approve the bylaw amendment to assess fines for violations of the Covenants; Wallace Hodge seconded. The vote was taken. Thirty-eight yea / 32 nay. Did not carry.

### **Closing Business**

- Wallace Hodge introduced the CAC.

Wayne Greenberg moved to adjourn the meeting; Howard Sepp seconded. Motion carried. Meeting adjourned at 9:09p.m.