

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
January 17, 2012

President Dalton called the Executive Session for the January 2012 to order at 6:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – not present
 Marty Smith – not present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group

Homeowners present: See attached list

This executive session sole purpose is for the members under the old covenants to meet with the Board to discuss differences in covenants and the increase of assessments for the 2012 budget purposes.

Mitch Eby stated that they met with Attorney Burt Guy. The members under the Laurel Island Estate can start an association away from Marsh Harbout. The covenants are still active for those members that have not requested to be under the new covenants.

The plans for the Laurel Island Estates members is to nominate there owner Board and be a separate association.

AMS requested that something in writing from attorney Burt Guy be supplied to the MH Board. The annual MH meeting notice will be mailed out in the next week. All members must be mailed notice of the MHPOA meeting per the association documents. When the association was turned over to the Board in 2010 a list of members was provided from the declarent and notice will be sent to all members of the association.

A notice dated 1/17/2012 from the Current "Ad Hock" Committee was given to AMS for the MH Board. The letter is attached.

Executive meeting was adjourned at 7:20 PM.

The MHPOA Board meeting was called to order at 7:25PM

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the December 20, 2011 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Van Pelt. Motion carried.

The month end reports for December 2011 were previously submitted via email to the board. The operating account balance for 12/31/11 is \$7752.81. The assessments for 2012 contribute to the amount of money in the operating account. The reserve account balance is \$2702.16. Van Pelt made a motion to approve the financials for December 2011. Second by Saula. Motion carried.

Collections:

Assessment balances for the end of the 2011 dues were discussed. There are 14 properties that have a balance on the account. The total is \$7367.16 plus June Thurne 39 accounts that total \$36160.80. AMS reported that all accounts are still being actively pursued.

Violations:

- None noted

Old Business:

- **Pine Straw** - AMS reported that pine straw needs to be installed. The Board requested that AMS see if Joffree will do the installation and cost of the pine straw for the same amount as the company that placed straw in some of the other associations. AMS reported that the figure was \$2.50 to \$3.00 last year.

New Business:

- None noted

Other:

- The Board suggested that AMS contact Attorney JT Johnson to see if there members under the old covenants could move away from MH and start their own association.
- This would not be healthy for the Laurel Island Plantation as a whole. Each subdivision is part of the community of Laurel Island Plantation.
- The members under the old covenants have paid to MH by direction of Sawyer when the association was turned over to the MH Board. The reason that these members are upset appears to be because there was an increase in assessments. The budget gives

documented reason for an increase of assessments among all members of the association. The \$108.00 per year should cover their portion of the boulevard, entrances, pine straw, etc. everything in the association except the pool and tennis costs.

- AMS stated that there needs to be something in writing from the attorney to establish legal documentation for this move on behalf of the members of the old covenants. AMS requested something from the attorney.

Adjourn

Van Pelt made a motion to adjourn the meeting. Saula second. Motion carried and the meeting was adjourned at 8:55. The next board meeting is scheduled for Tuesday, February 14, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
February 20, 2012

President Dalton called the February 2012 meeting to order at 6:38 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – not present
 Marty Smith – present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- o None noted

Pool/Tennis:

- o None noted

Social:

- o None noted

Grounds/Landscape:

- o None noted

Storage Facility –

- o None noted.

Nomination Committee:

- o None noted.

The minutes for the January 17, 2012 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Smith. Motion carried.

The month end reports for January 2012 were previously submitted via email to the board. The operating account balance for 1/31/12 is \$57,847.54. The reserve account balance is \$2,692.51. AMS noted that the check numbers were out of order and stated that the checks were not put into the printer correctly. They were not inverted into the printer correctly and AMS would correct it so that the checks match with the bank statement. Smith made a motion to approve the financials for January 2012 with AMS checking the check numbers. Second by Saula. Motion carried.

Collections:

AMS reported that some of the assessments for 2012 were paid in 2011 and that more are being received this month. So far the collections are on target for this time of the year.

The Board requested that AMS contact the attorney to inquire if nominations for the Board can be taken from the floor during the annual meeting. What is the Georgia Law pertaining to this issue?

The Board also would like to ask the attorney when the owners under the old documents should receive an invoice with the previous year's assessment of \$108.00. The old documents state that if the budget is not approved showing the increase as justified through the budget, the membership assessment for this group would stay the same.

Violations:

- There are several habitual violations that should be addressed. However, the fine policy is being reviewed by the attorney to see if this is enforceable. Once the attorney gives the legal opinion, the Board will move forward with fines if possible.

Old Business:

- None noted

New Business:

- None noted

Other:

- None noted

Adjourn

Warner made a motion to adjourn the meeting. Smith second. Motion carried and the meeting was adjourned at 7:15. The next board meeting is scheduled for Tuesday, March 20, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
March 20, 2012

President Dalton called the March 2012 meeting to order at 6:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – not present
 John Lang – present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the March 20, 2012 Board were previously submitted via email to the board. Van Pelt made a motion to approve the minutes with the changes. Second Saula. Motion carried.

The month end reports for February 2012 were previously submitted via email to the board. The operating account balance for 2/29/12 is \$51,607.52. The reserve account balance is \$2,682.83. Saula made a motion to approve the financials for February 2012. Second by Lang. Motion carried.

Collections:

AMS reported that \$65,990.46 of the assessments for 2012 has been received. Notices for late assessments will be sent in the next few weeks.

2012 Budget:

The Board requested a 2012 budget with the assessments of \$556.00 and \$108.00.

Violations:

- Letters are being sent to properties that have violations, yard, parking, trailers, etc.

Old Business:

- Fountains #1 and 3
Edgy Maintenance has taken the fountains out. Fountain number one has been assessed. The total cost of the repair for #1 will be \$1,092.00. Fountain #3 does not have any wiring problems and they will complete the evaluation of it next week. A motion to accept the repair of Fountain #1 for \$1092.00 was made by Saula. Second by Van Pelt. Motion carried.

New Business:

- Front Entrance of Subdivision – The Board requested that AMS check with Montgomery Bank to see if they are going to replace the lights at the entrance to Laurel Island Plantation.
- Front Entrance maintenance – AMS will also check with the bank about putting the entrance/sales center area on a regular maintenance schedule.
- Pool – The pool will open for spring break 3/24/2012. AMS to check on the last day of school. This will determine the attendance schedule.

Other:

- None noted

Adjourn

Saula made a motion to adjourn the meeting. Van Pelt second. Motion carried and the meeting was adjourned at 7:10. The next board meeting is scheduled for Tuesday, April 17, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
April 17, 2012

President Dalton called the March 2012 meeting to order at 6:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – not present
 John Lang – present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the March 20, 2012 Board were previously submitted via email to the board. Van Pelt made a motion to approve the minutes with the changes. Second Lange. Motion carried.

The month end reports for March 2012 were previously submitted via email to the board. The operating account balance for 3/31/12 is \$6,691.39. The reserve account balance is \$2,673.17. Saula made a motion to approve the financials for February 2012. Second by Lang. Motion carried.

Collections:

AMS reported that 27 properties at \$5,859.07 have not paid anything on the assessments for 2012. All applicable delinquent/late fees have been assessed to the property accounts. Notices with a copy of the liens were sent out to each property.

2012 Budget:

The Board requested a 2012 budget with the assessments of \$556.00 and \$108.00.

Violations:

- Letters are being sent to properties that have violations, yard, parking, trailers, etc. The trailer on Herons Nest was still in drive way according to Dalton. AMS will check with Rental Company.

Old Business:

- Irrigation line broken on Boulevard
According to Pierce Landscape, the repair cannot be repaired because they are unable to turn off the water all the way. The backflow valves are rusted and corroded and they are unable to turn off the water enough to complete the repair. Mr. Saula said he would meet me with public works if I would set up a meeting.

New Business:

- Front Entrance of Subdivision – AMS reported that a letter was sent to the owner about the front entrance lights and maintenance issues. There has been no response.
- Irrigation well – Pond side – AMS reported that the irrigation well (in the area by the pond/weir area) must be replaced. The quote from O'Quinn Well Drilling, Russell O'Quinn is estimated to be \$2900.00 to \$3250.00. Saula made a motion to approve the repair with not to exceed \$3250.00. Lange second. Motion carried.
- Reserve Analysis – Van Pelt said she thinks the association should have a reserve analyzes done for the association. This would give the association a view of what should be put into the reserve for future repairs or replacements on the association's assets and amenity areas. She will check to see who may be a good company to handle this project.
- Fountain maintenance – AMS asked if the Board feels that the association should continue to have preventative maintenance done on the fountains. It does not appear that the maintenance cost of about \$67.00 has saved the association any money on the repairs of the fountains. No decision was made if this should continue.

Other:

- None noted

Adjourn

Saula made a motion to adjourn the meeting. Van Pelt second. Motion carried and the meeting was adjourned at 7:25. The next board meeting is scheduled for Tuesday, May 15,, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
May 15, 2012

President Dalton called the May 2012 meeting to order at 6:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – not present
 John Lang – present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the April 17, 2012 Board were previously submitted via email to the board. Lang made a motion to approve the minutes. Second Dalton. Motion carried.

The month end reports for April 2012 were previously submitted via email to the board. The operating account balance for 4/30/12 is \$53,702.36. The reserve account balance is \$2,663.50. Saula made a motion to approve the financials for April 2012. Second by Lang. Motion carried.

Collections:

AMS reported that 127 properties at \$42,344.25 was the amount of assessments for 2012 that are not paid to date. Some of the properties will pay the remaining half July 1. This includes the 39 properties of Thurne. Statements of Claims with Magistrate Court will be filed the first of June.

2012 Budget:

The Board tabled the approval of the 2012 budget until the issues of assessments for the LIE members is completed by the attorney.

Violations:

- Letters are being sent to owners in violation of the covenants. No fines are being implemented at this time.

Old Business:

Combs – Perspective Board member. Lang is checking to see if he still wants to serve. Tabled at this point.

New Business:

- None noted.

Other:

- None noted

Adjourn

Van Pelt made a motion to adjourn the meeting. Lang second. Motion carried and the meeting was adjourned at 7:25. The next board meeting is scheduled for Tuesday, June 19, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
6:30 PM
June 19, 2012

President Dalton called the June 2012 meeting to order at 6:30 PM. There was not a quorum of Board of Directors. There was not official business ran and the meeting was a discussion only.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – not present
 Secretary – Denise Miclette – not present
 Treasurer – Jefrey Warner – not present
 John Lang – present
 Kerri Van Pelt – not present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

Adjourn

The next board meeting is scheduled for Tuesday, July 17, 2012 at 6:30 PM.

Respectfully submitted,

Kristina Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
July 17, 2012

President Dalton called the July 2012 meeting to order at 5:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Denise Miclette – not present
 Treasurer – Jeffrey Warner – present
 John Lang – not present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the May 15, 2012 Board were previously submitted via email to the board. Dalton made a motion to approve the minutes. Second Lange. There was not a quorum at the June 2012 BOD meeting. Motion carried.

The month end reports for May 2012 were previously submitted via email to the board. The operating account balance for 5/31/12 is \$47,765.71. The reserve account balance is \$2,653.84. The operating account balance for 6/30/2012 was \$39,620.17 and the reserve account had \$2,644.13. Saula made a motion to approve the financials for May and June 2012. Second by Warner. Motion carried.

Collections:

AMS reported that 108 properties at \$83,256.73 was the amount of assessments for 2012 that are not paid to date. This balance reflects the 39 Thurne properties in the amount of \$61,434.75; 8

properties paid the assessment but did not pay the \$592.20 late fees; 42 LIE properties in the amount of \$4,680.7; Hampton, 307 Overlook Bend has a balance of \$4,42.26 to date; the remaining balance of \$12,506.80 owed by 18 properties.

Violations:

- Letters are being sent to owners in violation of the covenants. No fines are being implemented at this time.

Old Business:

- Budget 2012 – the 2012 expenses are working under the budgets of \$556.00 MHPOA and \$108.00 LIE assessments.
- Combs – Perspective Board member. Lang said Mr. Combs is not able to serve on the Board at this time.

New Business:

- Attorney Assessment of MH Community – the attorney said that at this point LIE collection is under MHPOA because the declarant gave the board that responsibility as it has done for all the years. There is not a governing force in place for the LIE members so that liens or any collection efforts etc. for collections can be enforced. However, the collections have always been done through the MHPOA and this shows precedence but may not be legal. AMS has contacted the attorney to find out what needs to be done at this point.
- Chairs in Pool – the police have been contacted by AMS and they will monitor the area for vandalism.
- Above Ground Pool – ACC Request – 100 Lakeview Court – AMS reported that the ACC is review the submitted document submitted from the property owner. The Board does not want to approve above ground pool because they feel this would not be good for the community as a whole.
- New Construction – 122 Maybird Drive, Lot 14, Wallace – AMS reported that the ACC is reviewing the submitted documents for the new construction. Gross Construction will be meeting with the committee to discuss the plans.
- Fines – CCR Amendment – the policy set in place last year with regards to habitual violations has been set in place through an amendment signed by the declarant. The attorney is reviewing the declarant's ability to make amendments.
- Mowing unkempt properties – John Lange has volunteered to mow yards that have been abanded by owners. AMS is still attempting encourage maintenancance to get homeowners or real estate companies that have the properties listed.

Other:

- Dalton made a motion to move the Board meeting from 6:30 to 5:30. Lange second. Motion carried.

Adjourn

Warner made a motion to adjourn the meeting. Van Pelt second. Motion carried and the meeting was adjourned at 7:25. The next board meeting is scheduled for Tuesday, August 21, 2012 at 5:30 PM.

Respectfully submitted, K. Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
August 21, 2012

President Dalton called the August 2012 meeting to order at 5:30 PM.

Board members: President – Denise Dalton - present
 Vice President – Lawrence Saula – present
 Secretary – Open –
 Treasurer – Jeffrey Warner – not present
 John Lang – present
 Kerri Van Pelt – not present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Denise Miclette sent an email 8/3/2012 resigning a position on the Board of Directors because of a work conflict that keeps her away traveling.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the July 17, 2012 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Dalton. Motion carried.

The month end reports for July 2012 were previously submitted via email to the board. The operating account balance for 7/31/12 is \$36,683.94. The reserve account balance is \$2,634.35. Saula made a motion to approve the financials for July 2012. Second by Dalton. Motion carried.

Collections:

AMS reported that 106 properties at \$82,480.68 was the amount of assessments for 2012 or more, that are not paid to date. This balance reflects the 39 Thurne; 5 properties paid the assessment

but did not the late fees; 41 LIE properties; 5 properties have paid half the year and not the other; Hampton, 307 Overlook Bend has a balance of \$4,42.26 to date; the remaining balance is owed by 16 properties.

Violations:

- None noted.

Old Business:

- None noted.

New Business:

- Attorney Assessment of MH Community – the attorney said that at this point LIE collection is under MHPOA because the declarant gave the board that responsibility as it has done for all the years. There is not a governing force in place for the LIE members so that liens or any collection efforts etc. for collections can be enforced. However, the collections have always been done through the MHPOA and this shows precedence but may not be legal. AMS has contacted the attorney to find out what needs to be done at this point.
- BOD Candidate – Mr. Combs will not be able to serve.
- Above Ground Pool – ACC Request – 100 Lakeview Court – AMS reported that the ACC is review the submitted document submitted from the property owner. The Board did not want to approve above ground pool because they feel this would not be good for the community as a whole. The pool has been denied and must be removed ASAP. The committee made note that the property owners has removed the pool. Saula motion to deny and Dalton second. Motion carried.
- New Construction – 122 Maybird Drive, Lot 14, Wallace – The ACC had some questions for the builder, Gross Construction, and the questions were addressed. The committee recommends the approval of the submitted documents for the new construction. Saula made a motion to approve, Dalton second. Motion carried.
- 113 Maybird Drive – clearing lot – Saula made a motion to approve, Dalton second. Motion approved.

Other:

- Nomination Committee – AMS reminded the Board that they need to start the nomination process.
- The PL Budget reports will be presented as soon as possible for the Board to review and to begin the 2013 budget process.
- All contracts for services should be reviewed by the Board and if any changes or concerns are noted, they should be addressed immediately for the 2013 budget process.

Adjourn

Saula made a motion to adjourn the meeting. Dalton second. Motion carried and the meeting was adjourned at 7:25. The next board meeting is scheduled for Tuesday, September 18, 2012 at 5:30 PM.

Respectfully submitted, K. Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
September 24, 2012

President Dalton called the September 2012 meeting to order at 5:30 PM.

Board members: Chairperson – Denise Dalton - present
Vice Chairperson – Lawrence Saula – present
Secretary – Open –
Treasurer – Jeffrey Warner – not present
John Lang – present
Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the August 21, 2012 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Van Pelt. Motion carried.

The month end reports for August 2012 were previously submitted via email to the board. The operating account balance for 8/31/12 is \$31,454.28. The reserve account balance is \$2,624.35. Van Pelt made a motion to approve the financials for August 2012. Second by Lange. Motion carried. It was noted that the budget reports were ran for the year 2011. AMS will check these reports.

Collections:

AMS reported that 106 properties at \$82,480.68 was the amount of assessments for 2012 or more, that are not paid to date. This balance reflects the 39 Thurne, \$61,434.75; 41 LIE properties \$4,572.72 the remaining 26 properties have a balance of \$16,473.21 of which 5 properties paid the

assessment but did not the late fees; 5 properties have paid half the year and not the other; Hampton, 307 Overlook Bend has a balance of \$4,42.26 to date; the remaining balance is owed by 15 properties.

Violations:

- None noted.

Old Business:

- Nomination Committee – Notices need to be sent out to members for nominations to serve on the Board of Directors.
- BOD candidate – Wayne Greenberg – 124 Maybird Drive has agreed to serve as a member of the Board of Directors. Van Pelts made a motion to accept Mr. Greenberg as a director. Second by Lange. Motion carried.
- Edwards Collections – AMS reported that Edwards court is to be held 9/27/2012 in Magistrate Court for non payment of 2012 assessments.
- Contracts – AMS reminded that all the contracts for the association need to be reviewed. Landscape, management, ponds.

New Business:

- Landscape – several pictures of landscape issues were reviewed. Ditches need to be cleaned by the city; need to edge sidewalks, spray cracks in the road ways; dead vegetation. It was suggested that AMS meet with Joffree to go over some of the concerns and let him know that they must be addressed immediately. Dalton agreed to meet with management and the landscape company to go over the concerns.
- Ponds – The ponds need to have trash picked up around them and the grasses are very bad along the edges into the water. AMS was to check with the pond contractor to address these issues.
- 122 Maybird Drive, Lot 14, Wallace – Construction trucks messing up the entrance of Jefferson Landing. AMS to address with contractor.

Other:

- LIE Members – Dalton reported that a meeting will be set up with the LIE members to discuss costs to be paid to MHPOA for common areas and blvd.

Adjourn

Van Pelt made a motion to adjourn the meeting. Dalton second. Motion carried and the meeting was adjourned at 7:30. The next board meeting is scheduled for Tuesday, October 16, 2012 at 5:30 PM.

Respectfully submitted, K. Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
October 16, 2012

President Dalton called the October 2012 meeting to order at 5:30 PM.

Board members: Chairperson – Denise Dalton - present
 Vice Chairperson – Lawrence Saula – present
 Secretary – Open –
 Treasurer – Jeffrey Warner – present
 John Lang – present
 Kerri Van Pelt – present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the September 24, 2012 Board were previously submitted via email to the board. Van Pelt made a motion to approve the minutes. Second Saula. Motion carried.

The month end reports for September 2012 were previously submitted via email to the board. The operating account balance for 9/30/12 is \$17,222.11. The reserve account balance is \$2,614.79. Lange made a motion to approve the financials for September 2012. Second by Dalton. Motion carried.

Collections:

AMS reported that no delinquent fees have been submitted other than some late fees of \$80.05.

Violations:

- AMS reported that several letters have been sent out. There is an automobile being stored on a lot in Inverness Chase and several other issues.

Old Business:

- Nomination Committee – Notices need to be sent out to members for nominations to serve on the Board of Directors.
- Landscape Issues – Joffree has been contacted by Dalton and AMS. He is working on putting pine straw in as he trims all the shrubs, palm trees and vegetation.
- OREMC Street Lights – AMS reported that they have contacted management and said they would be working on all the lights but it will take some time.
- Ponds – AMS will be attempting to get other quotes for maintenance. AMS also reported that the contract for the fountain maintenance will be cancelled to conserve money.
- Contracts – AMS is obtaining other quotes for landscaping, ponds.
- LIE Members – It looks like the figures are about complete on the members that are part of the LIE group.

New Business:

- None noted.

Other:

- None noted.

Adjourn

Warner made a motion to adjourn the meeting. Van Pelt second. Motion carried and the meeting was adjourned at 7:30. The next board meeting is scheduled for Tuesday, November 20, 2012 at 5:30 PM.

Respectfully submitted, K. Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
November 20, (RESCHEDULED) 27, 2012

President Dalton called the November 2012 meeting to order at 5:30 PM.

Board members: Chairperson – Denise Dalton - present
Vice Chairperson – Lawrence Saula – present
Secretary – Open –
Treasurer – Jeffrey Warner – not present
John Lang – present
Kerri Van Pelt – not present
Wayne Greenburg - present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- 206 Carrington Way – ACC recommends approval of the play set. Dalton made a motion to approve the play set. Second by Saula. Motion carried.
- 154 Laurel Marsh Way – ACC recommends approval of the bonus room addition. Saula made a motion to approve the addition. Second by Greenburg. Motion carried.

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the October 16, 2012 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Dalton. Motion carried.

The month end reports for October 2012 were previously submitted via email to the board. The operating account balance for 10/31/12 is \$4,725.51. The reserve account balance is \$2,605.01. Greenburg made a motion to approve the financials for October 2012. Second by Dalton. Motion carried.

Collections:

No delinquent assessments have been received this month.

Violations:

- AMS stated that several violation letters have been sent out about yards, trailers, campers and flower beds. The automobile is still being stored on a lot in Inverness Chase.
- **Old Business:**
- Nomination Committee – One recommendation has been submitted to serve as a director. Barbara Morris sent in a recommendation for Rachel Alley, 302 Overlook Bend.
- Landscape Issues – All the trimming has been done shrubs, palm trees and vegetation and Joffree has installed pine straw on the boulevard and in each MH entrance. The pool and tennis area has not had pine straw installed yet but the association does not have the funds to put that in right now.
- OREMC Street Lights – AMS reported OREMC is working on the lights throughout the community.
- Ponds – AMS will check with the pond company to see if they will be able to do anything about the grass and vegetation along the edges of the water.
- Contracts – AMS presented a quote for pond maintenance from Southern Aquatics from St. Simons. The quote was for \$260.00 per month. This is more than the existing company that is handling the ponds presently.
- LIE Members – AMS reported that they have done an adjustment through the state with a name change to Laurel Oaks. Information that the attorney supplied to MHPOA was given to the LIE group. The legal fees this year have been a lot and the attorney will not be contracted with for 2013.

New Business:

- Budget 2013 - AMS presented a 2013 budget with 249 members which did not include the 62 LIE members. The only way MH is able to meet the obligation for this association is to add the Brookshire Retreat and Fiddlers Cove usage portion into the budget. MHPOA is unable to financially stand because of the delinquent dues owed from foreclosures but mainly because of the delinquent assessments by the owner with 39 properties. Some adjustments were made to the line items order on the budget for better clarification to the members. AMS will make the changes and forward the finished budget to the Board for review and approval for mailing. This budget does not include any money set aside for capital improvements. The 2013 budget is very tight and to have a capital improvement and/or maintenance repair account some areas of service may have to be cut or reduced.
- Capital Improvement / Reserve Account – This account is being charged \$10.00 a month and the interest is not very much. Saula made a motion to close this account and transfer the money into the operating account. Second Greenburg. Motion carried.

Other:

- None noted.

Adjourn

Saula made a motion to adjourn the meeting. Dalton second. Motion carried and the meeting was adjourned at 7:40. The next board meeting is scheduled for Tuesday, December 18, 2012 at 5:30 PM.

Respectfully submitted,
K. Spears

MARSH HARBOUR OF KINGSLAND POA
Board of Directors Meeting
Farm Bureau Conference Room
180 Mariners Drive
Kingsland, Georgia 31548
5:30 PM
December 18, 2012

President Dalton called the November 2012 meeting to order at 5:30 PM.

Board members: Chairperson – Denise Dalton - present
 Vice Chairperson – Lawrence Saula – present
 Secretary – Open –
 Treasurer – Jeffrey Warner – not present
 John Lang – present
 Kerri Van Pelt – present
 Wayne Greenburg – not present

Committee Members: None present

Also present: Kristina with Advanced Management Group.

Committees Reports:

Architectural/Covenants -

- None noted.

Pool/Tennis:

- None noted

Social:

- None noted

Grounds/Landscape:

- None noted

Storage Facility –

- None noted.

Nomination Committee:

- None noted.

The minutes for the November 20, 2012 Board were previously submitted via email to the board. Saula made a motion to approve the minutes. Second Dalton. Motion carried.

The month end reports for November 2012 were previously submitted via email to the board. The operating account balance for 11/30/12 is \$2,346.69. The capital improvement / reserve account has been closed because the account was being charge bank fees and the Board said close it. Dalton made a motion to approve the financials for November 2012. Second by Lange Motion carried.

Collections:

There are 60 properties that have a balance which includes one owner with 39 properties in the amount of \$76,003.76. This includes 21 delinquent owners plus the one owner with 39 properties. AMS discussed with the Board taking delinquent property owners to magistrate court in 2013. It was suggested that AMS could check with the Broker at Prudential Realty about a person that they use who has had great success in having delinquent owners served for magistrate court.

Violations:

- AMS reported that the biggest issue is parking on vacant lots. Several letters were sent this past month to campers, trailers and some yards.
- **Old Business:**
- Budget 2013 – The Board reviewed the 2013 budget. There may be some adjustments that will need to be made regarding the contractors pricing in management and lake maintenance. Dalton made a motion to accept the 2013 budget with the later possible changes. Lang second. Motion carried.
- Ponds – AMS was requested to speak with Southern Aquatics to see if they would meet the amount that the association is currently being charged. They would also like to have something that could churn up the grass along the edge of the pond. The grass is very bad along the edge of the water.
- Management Contract – The submitted quote for management was discussed. The Board would like to have a contract that is the same cost throughout the contract. A request of some items to review will be supplied by the review members. AMS will review the request and submit something to the Board.

New Business:

- None noted.

Other:

- None noted.

Adjourn

Lang made a motion to adjourn the meeting, Dalton second. Motion carried and the meeting was adjourned at 7:05. The next board meeting is scheduled for Tuesday, January 15, 2013 at 5:30 PM.

Respectfully submitted, K. Spears