

## Meeting Minutes from Master Assoc. HOA Board Meeting

Mtg Held April 27 at 4pm at Remax Conference room

### Master Assoc Board Attendees:

Al Berzett	President
Cole Baas	Treasurer
Kelli Whitehall	Secretary
Bob Sedge	Member
Randy Houston	ARC representative
Susan Anderson	Landmark

Meeting was called to order at 4pm by Al Berzett, Master Assoc Board President.

### Agenda:

1. Discuss obtaining legal support for assistance with interpreting by-laws as questions come up. – All

Two issues are still pending as to what the legal interpretations of these issues are. One is the Racquet Club condominiums HOA claiming they are not subject to Master Association by-laws, covenant and restrictions, based on their neighborhood by-laws.

The other is the petition being circulated in The Retreat to remove the by-law requiring this neighborhood to participate in social membership and pay those dues.

The Board agreed to seek legal advice on how to handle these issues. The Board agreed to use Craven legal services in Gulf Shores, as this firm has familiarity and experience with HOA law. Kelli will assist Al Berzett in compiling a list of questions in preparation for meeting with Craven legal services in order to be efficient in the amount of time needed with Craven legal services.

**ACTION:** Prepare list of questions for Craven legal services. Al Berzett and Kelli Whitehall

2. Establish Security Contract Research Committee – Bob Sedge

This will be a temporary committee formed to provide options for the front and back gate security measures. This committee will be appointed by the Master Assoc Board and will consist of 3-4 people. Bob Sedge will lead this committee and seek out residents who are willing to be on this committee. Bill Skosky was a suggested resident, as well as Biscuit. Include an investigation into the current phone line subscription with Door King, which apparently controls the back gate.

**ACTION:** Bob Sedge to lead this committee, and assemble 3-4 resident volunteers. Charter will be

- a. Identify levels of security desired
- b. Identify options and assemble cost estimates for each option

### 3. Update on Storm drain repair/power wash quotes – Dan/Kelli

Dan Sheffer collected three quotes from power wash vendors, to power wash sidewalks along the Master Association common areas. These quotes ranged from \$35,000 to \$15,000. The costs are driven by access to a water source. The Board agreed to table this until next year, as this is not in the current budget, and it is a significant expense.

Kelli Whitehall reported on her action to research the condominium parking lots, and whether they were part of the Master Association common area maintenance, or maintained by the condominium HOAs. As per each condominium declaration, the condominium parking lots are maintained by their neighborhood HOAs. Any roadwork needed by the condominium parking lots can be included in the Master Association plan, but these HOA's will need to pay for the cost.

### 4. General Status on ARC – Randy Houston

Randy Houston gave a summary of ARC requests and violations they have been responding to. Items such as tree removal, house painting, and sun room additions have been addressed. Other items being addressed include enforcement of pools located within setbacks, sidewalks/golf cart driveways being installed from the house directly to the street without ARC approval. These are prohibited, and some residents have installed them anyway.

Also discussed were common questions, such as plat submittals and landscape replacement. A new supplemental FAQs document will be created and loaded to Resident communications, to include general guidance on when a plat is required on an ARC application, and when an application is required for landscape replacement. The FAQs website can't be easily updated without further charges from Landmark, therefore, a supplemental document will be maintained.

Residents should notify their neighborhood HOA of covenant violations first, and if the neighborhood HOA needs help resolving it, the Master Association HOA will assist.

**ACTION:** Investigate liability coverage for ARC committee members – Susan Anderson

### 5. Update on Financial discrepancies – Susan Anderson

On the Income statement, the Annual Association dues is showing a negative variance of \$3623.46. This is the accumulation of the Villas monthly dues of \$1207.82 annualized, and will be carried as an unfavorable variance until the contact dues payment start date in September 2022.

The Roadway reserve interest earned is the source of a small favorable variance.

The Golf Course did submit their landscape invoice for the last 3 months, after they were contacted.

It was also noted that construction on the Villas has not been started, and the developer may need to re-submit their plans, as these submittals expire after 6 months, according to the ARC rules and restrictions. In an effort to establish lines of communication with Phillip Harris, the Villas developer, John Andrews (resident, Remax realtor, and ARC member) has contacted the developer office to assist. John Andrews has a relationship with this developer. John Andrews communicated there may be a delay in the start of the construction, as the Golf course owner and developer have agreed to remove one of the buildings from the building plan because it is too close to the golf course. This may require resubmittal of plans to the city of Guld Shores for approval.

#### 6. Status on New construction clean up compliance – Susan

The Haven residents had a volunteer clean-up day, and with permission from Truland Homes, filled the roll off containers with construction trash that was scattered throughout the neighborhood. The Master Assoc Board and Landmark will be sending compliance letters to Truland Homes and Harris Doyle construction about daily site clean-up. Harris Doyle will also be formally notified about removing the roll off dumpsters from the road, as this is prohibited by the Peninsula Master Association, it affects trash pickup, mail delivery, and other road traffic. The roads are privately owned and maintained by the Peninsula Master Association.

#### 7. Revisit original proposed covenants changes - Al

Al Berzette wants to pursue the handful of covenant changes that the Master Board had identified from the covenant review the Master Board conducted at the beginning of 2022. These changes were rejected by The Lakes HOA. Al Berzette proposed that each neighborhood HOA meets with the Master Assoc Board individually to have an open exchange.

The Board agreed to review this at the next Master Assoc Board Meeting.

#### 8. Walk on subject – Discussions with Chad Leanord, the Honors general manager

Al Berzett had a conversation with Chad regarding establishing a good working relationship with the Master Association Board. They discussed Golf Course rule enforcement, and Al told Chad the Golf course needs to implement their own enforcement, now that the Master Association Board is separate from the Honours Golf company, for any rules that are not written in the Master Association by-laws.

Al told Chad he was welcome to attend the Master Association Board meetings or request a meeting himself.

The meeting was adjourned at 6:20 pm.