

Teas Lakes POA Board Meeting Minutes

August 15th, 2019

- I. Call to Order/Proof of Notice:** 6:28 PM; JoAnn Caldwell, Wesley Bolinger, Shelly Peterson with IMC, Bryan Fowler with Fowler Law Firm, ACC Committee chair Elizabeth Allen, as well as Nathan McCauley.

Proof of Notice: Documentation showing proof of notice was posted on the bulletin board, both the POA Facebook page and the Teas Lakes Neighbors Facebook page, as well as the website.

- II. Minutes:** From July 2019 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasure's Report:** July 2019 financials were reviewed and a motion to approve the financials was made by Wes and was second by JoAnn and approved unanimously.

IV. Old Business:

- A. ACC Committee Amended Guidelines Review: The ACC Committee is still working on the updated guidelines. Once a rough draft has been drawn up, the ACC will present them to the Board. The Board will review again next month to check on the progress.
- B. Back Pond Pathway Replacement: The Board approved in July's meeting for Luxscape, LLC to replace the back pond pathway. Shelly typed up letters to have sent out to the homeowner's that live directly on the entrances of the pathway to inform them of the upcoming project. Luxscape is supposed to let the Board know when an exact start date is. The project should take about 2-3 weeks to complete, weather permitted.

V. New Business:

- A. Bryan Fowler Inquiry: The Board, along with the ACC Committee, had requested that Bryan Fowler sit in on our meeting to help answer any questions or concerns regarding the legalities that needed to be fulfilled by the committee or Board. ACC Committee also asked for guidance with the new amended ACC Guidelines.

VI. Open Forum:

VII. Executive Session – 7:30 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of July. The following applications were approved or denied.
1. 7801 Mary Kathryn's Crossing, Repair existing gate/fence: Final approval 7/17/19
 2. 7508 Teas Lakes Drive, In-Ground Swimming Pool: Denied due to missing documents 7/02/19
 3. 7821 Mary Kathryn's Crossing, Retractable Patio Cover: Temporary Approval 7/09/19
 4. 7800 Board Crossing, Fence Replacement: Temporary Approval 6/27/19
- B. Deed Violations: The Board reviewed the deed violation report for the month of July. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out. They also approved the violations that needed to be sent to Bryan Fowler's office for further enforcement. It was also in agreeance that any ACC violation letters be sent over to the ACC Committee for their files.

- C. Collection Matters: The Board reviewed all the pending litigations that are currently at Bryan Fowler's office and past due accounts and their status'.

VIII. Adjourn: 8:16 PM


JoAnn Caldwell, Teas Lakes POA President