

Sandy Creek Cove HOA Annual Meeting Tuesday, May 23, 2017 at 7:00 PM

Proposed Agenda:

- Welcome and Introduction
- Verification of attendance to ensure a quorum is present / proxy
- Overview of Board activities for the past year
- Financial Report
- Election of one Board Director
- Review / Discuss HOA Committees
- Open Discussion
- Adjournment

The Annual Meeting of the Sandy Creek Cove HOA was held on Thursday, May 23, 2017 7PM in the Amelia Way cul-de-sac. President, Chris Alexander opened the meeting greeting everyone in attendance. Chris welcomed the new residents: Sherry and Shane Garrett (325 Brook Hollow Lane), Heather and Richard Rodriguez (401 Sandy Cove Drive) and Mary Dutton (212 Amelia Way).

After verifying that everyone in attendance had signed in and updated their contact information, it was determined that a quorum was met with 36 out of 45 properties represented in person or by proxy.

Overview of Board activities and accomplishments for the past year:

- The Board made contact with the builder (Alcovy Builders) of the new home at 309 Brook Hollow Lane. A copy of the HOA Covenant pertaining to new construction in the subdivision was provided to the builder. After reviewing the building plans the Board notified the builder of areas of non-compliance. As a result the builder made changes to the project in order to be in compliance with the covenants. There was a complaint by a homeowner who noticed that a construction worker appeared to be dumping something into the storm drain across the street. The homeowner contacted the EPA to report the incident. The homeowner also contacted the HOA president. The EPA visited the site and verified an infraction was committed and a fine was issued to the builder.
- The Board followed up on a complaint by a homeowner regarding construction noise from the site of the new construction. The County Sheriffs Dept was contacted by the Board and was advised that it would be hard to stop or contain such noise and they wouldn't respond to a call about it unless it was extremely late or extremely loud. There have been no more complaints regarding noise as the house is further along to being completed.
- Secretary James Nettles informed the community that the asphalt top coat of the subdivision roads is currently on a project to do list at the Walton County Public Works Department. However, there is no scheduled time for when the project will begin. James also reported a damaged curbing at the corner of Sandy Cove Drive and Brook Hollow Lane. Walton County Public Works also put this on their list.
- Treasurer Andy Federico offered anyone who had not previously signed the By-Laws amendment the opportunity to now do so. The amendment changes the number of

required board members from 4 members to at least 3 members. Accordingly, thirty-five property owners have affirmatively agreed with the amendment. This represents over 75% of property owners and as a result the amendment is adapted.

Treasurer Andy Federico presented the Fiscal Year 2017 Budget vs. Actual Income and Expense report. Income and spending projections for the current year appear to be on target. The fiscal year 2018 Budget was also presented to the community. Fiscal year 2018 dues are remaining at \$200 per homeowner. Andy also reviewed with the community the anticipated cost of outsourcing the financial duties function of the HOA. The estimated cost is approximately \$3,600 annually or about \$100 per homeowner. This is just for information purposes only and no further action is expected to be taken.

Chris and Andy brought up the open position that will exist on the board due to the completion of Andy's term. Chris asked the community for volunteers. A few questions were asked regarding the director/officer duties, meeting requirements etc. Sherry Garrett, newly moved into the community, submitted her name as a candidate. No other property owners offered their names. Accordingly, by voice vote the community unanimously approved Sherry as a director. At the next board of directors meeting the board will vote on the actual officer positions for fiscal year 2018.

Chris thanked everyone who participated on a committee during the last year. The various committee sign-up sheets were circulated to the community. Questions were raised in regard to the landscaping at the entrance way. Maintenance is needed at this time and the landscape committee will look into this as to the types of plantings, mulching and a start date. James stated that we may have to replace some of the entrance lights that cannot be repaired. The pricing range varies at the different stores in the area.

Neighborhood Watch was briefly discussed. The residents brought up the Walton County Sheriff's Office reports that can be received by email. Some neighbors were concerned about a young man jogging and walking through the neighborhood in a black Loganville High School hooded sweatshirt, with the hood up and with a backpack on. As it turned out, it was a resident's son training and trying to lose weight. He had headphones on so he couldn't hear anyone calling him to see who he was. The police were notified but did not see him during their patrol in the neighborhood. The person was informed to have his face more visible and not totally covered and not have the headphones so loud that he can't hear if someone calls out to him.

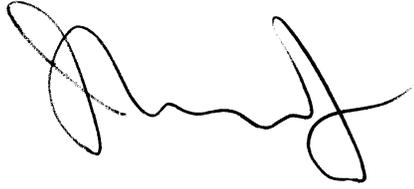
Some homeowners mentioned that Southern Sanitation Company trash pick-up might be discounted for this subdivision.

A possible drainage problem was brought up by a couple of property owners. The issue supposedly involves water during very heavy storms running off the properties of subdivision homes onto the property of a home outside the subdivision. This person claims the water is flooding out his garden and property. Sandy Creek Cove subdivision has existed for over 12 years and this problem has never been brought up. The board will look at this and possibly notify the County if appropriate that they be involved.

The meeting is adjourned.

Respectfully submitted,

James Nettles, Jr.
Secretary

A handwritten signature in black ink, appearing to read "James Nettles, Jr.", written in a cursive style.