

Mariners Cove Community Association
Homeowners Association Meeting Agenda
Wednesday, July 26th, 2023

1. Call to order
2. Attendance
 - a. Board Members present
 - i. Michelle Baker
 - ii. Tricia May-Dracka
 - iii. Carola Nesbitt
 - iv. Margie Freeman
 - v. Dianna Solano
 - vi. Jill Charbonneau
 - b. Board Members absent
 - i. none
 - c. Homeowners
 - i. Third Lake Mayor, Butch
 - ii. Steve Charbonneau, 225 Mainsail Dr.
3. Approval of June meeting minutes: call to approve: Michelle
 - a. Seconded: Carola. Margie, Tricia, all yay. Jill abstained.
4. Vote for off cycle HOA member-at-large
 - a. Michelle moves to vote Dianna Solano to the board as a member-at-large
 - b. All approved.
5. President's Report: Michelle
 - a. Meeting information from previous board given to Michelle—will talk to bookkeeper to see if this needs to be kept.
 - b. Meeting boards for entrances are wore down. Need to decide if we can fix or get new signs. **ACTION:** Jill to price out new signs
6. Treasurer's Report: Michelle
 - a. Monthly update
 - i. Add lien on delinquent homeowners (all houses over two years) after mailing goes out. **ACTION:** reassess after key exchange.
 - ii. Beginning account for June report: \$114,468.90
 - iii. Ending account: \$150,436.88
 - iv. Expenses this month include PO box rental fee, insurance, utilities,
 - v. 328/338 homes have paid (97%) for FY2022. 116/338 homes have paid (34%) for FY2023.
 - vi. **ACTION:** Margie to follow up with the bookkeeper on hardship request.
 - vii. Additional donations include \$2895.00.
 1. ***The board thanks the homeowners for their generous donations!***
 - viii. Approval of June 2023 report delayed until next meeting until a few numbers are clarified.
 - b. Non-board members removed from MCAA bank account.
 - c. Lockbox: moving forward and purchasing lockbox.

- d. Electronic options for paying the dues.
 - i. Bookkeeper: most apps need a phone number (currently do not have a board phone number). Would not recommend using a board member's phone number. Would not recommend square (holding onto credit cards represents a liability). Might be an option to do through the website (Weebly). **ACTION:** Dianna to learn costs associated with adding a phone number and/or adding website payment.
- 7. Ponds update: Jill
 - a. Interim report sent out 7/26/23 to Stormwater Maintenance Committee
 - b. Encap work starts with plugs on large pond Monday July 31st and Tuesday August 1st.
 - c. **ACTION:** Carola to coordinate email and Jill to create a facebook post on beginning work.
- 8. Landscaping Committee Report: Margie
 - a. Electric for both ponds to run an aerator.
 - b. Second picnic table donated to park.
 - c. Juarez completed some forest work to remove invasives.
 - d. Juarez mowed and whipped edges on large pond.
 - e. Watering continuing for trees at beach.
 - f. Nesbitt family donated dogwood and redbud trees near port-a-potty enclosures.
 - g. 217 Windjammer tree removal: Margie
 - i. Michelle has a motion to approve the removal of the trees. Carol, seconded. All approve.
- 9. Third Lake Mayor report: Butch
 - a. Venetian night parade on Saturday, July 29th.
 - b. WOW (women on the water, second and fourth Tuesday).
 - c. Public hearing on a garage addition that will occur past the build line next week.
 - d. Fire department needs to be notified when the key exchange happens. Contact Butch to coordinate with the fire department.
- 10. Facebook Moderation
 - a. None noted.
- 11. New Business
 - a. Meet and Greet/Key Exchange
 - i. Move the date to Saturday, September 30th, 11:30-1:30pm
 - ii. Catering choices: Dianna.
 - 1. Subway: 15 small sandwiches
 - 2. B&B: hot dogs
 - 3. Case of water, chips, variety of soda and juice boxes.
 - iii. Homeowner survey
 - b. New logo to be designed by Dianna Solano working with Tricia.
 - i. Board created on Pinterest for options.
 - c. Welcome Committee Document published to website: Tricia.
 - d. Carola: Bridge on large pond is a little unsteady and missing bottom handrails.
 - e. Friendly reminders to community about bylaws via facebook: Carola

12. Open to the floor
 - a. Will align with Aldridge on placement of electrical and future dock with plugs
13. Motion to adjourn at 9:09pm: Michelle
 - a. Seconded: Jill. All approved.