

POA Board Monthly Meeting Minutes

October 13, 2025

MEMBERS PRESENT:

Deb Langley

Drew Privett

George Mendonca

Tanner Ward

John Sutton

Garry Elrod

Carlton Graves

Jon Elrod

Meeting was called to order by Garry Elrod, President.

As an update from the last minutes, the beautification committee submitted a contract for Cardin Construction to do the landscaping at the main entrances for 8,500.0 which included a 650.00 allowance for plumbing and electrical replacements if needed for phase 1 of our Entrance improvements. Vote was as follows

Yes: Deb Langley, Luanne Bradford, Tanner Ward, John Sutton, Garry Elrod, George Mendonca.

No: Jonathan Elrod, Drew Privett

Abstain: Carlton Graves.

A contract was drawn and signed. Work was completed and the 650.00 was not needed so the total amount of the job was \$7,850.00 which was paid in full.

Minutes from last meeting were approved.

TREASURER'S report:

Expenses for September were 3,701.18

Operating account from Frist Security balance on 9-30.25 was \$54,355.88 with \$936.88 of check not yet cleared the account.

Statement balance for PayPal ending 9-30-25 was \$68,941.45

Treasurer calculated the Profit/loss for the year end to be \$9,335.47 profit.

Tax information is ready

SOCIAL EVENTS Committee report was given by Deb Langley

Our Trunk or Treat is scheduled for Sunday, October 26, 2025. We will have carnival games under the pavilion, trunk or treat, bouncy house and food trucks available. Tanner will create a FB event page for us and send all of the information regarding the event in a newsletter.

Deb requested that the pavilion and playground areas be trimmed and in order before the Trunk or Treat/Carnival event. George will take care of making sure Baylie does so.

The Halloween Yard Decorating contest will begin the 10-26-25 and end on 10-29-25. Tanner will work to get a system for voting. Melissa and Garry Elrod will take the pictures and get them to Tanner for publication and voting. A winner will be announced on 10-30-25.

Holiday at the Pavilion will be December 13, 2025.

COMPLIANCE report was given by Drew Privett. The temporary dumpster in the front yard on Bay Meadow has been taken care of. Several parking issues were discussed.

ARCHITECTURE report- no requests made this month.

OLD BUSINESS;

John Sutton reported Doug from South Paw Signs has still not finished the job for the signs at the Heritage Farm entrance and Hazelwood entrance. We discussed to offer to pay him part of the remaining balance he is owed for the project when the Heritage Farm entrance to encourage him to finish the job. The total amount due at completion is \$5,775.47. This was further discussed on the POA board text thread and we decided not to pay South Paw Signs anything until he has completed the job.

PAVILION AREA: We have several vehicles parking over night at the pavilion. These belong to the rent house next door to the pool area. The owner of the house was contacted and he will make sure the renters know not to park in that area.

We also have had several incidences of people down in the pavilion area after hours. We discussed leaving the lights under the pavilion on overnight until we can explore the possibility of getting the lights put on a timer. We will further discuss this situation at the next meeting.

We also discussed that we need a committee formed for opening and closure of the pavilion area every day. That will be further discussed at the next meeting.

George reported that he researched the possibility of using herbicides in the pavilion/playground/retainer pond area and we will not be able to use that in these areas.

NEW BUSINESS:

George presented a bid from Baylie Moix for prep work, irrigation adjustment and sod installation at the Hazelwood entrance only where the trees were and around the area where we decreased the size of the landscaping. This bid was for \$3,600.00. We discussed getting an expanded bid for the Heritage Farm entrance. George will get that addition to the bid and let us know and we will vote via POA board text thread.

Luanne Bradford submitted her resignation from the POA board and the beautification committee.

Meeting was adjourned.

Sincerely submitted,
Deb Langley, Secretary