

Grandin Lake Shores Association

MARCH 3RD 2025 MINUTES

Date: 3/03/2025

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Glenda Woodard, Scott Duever, Theresa Wilson and Nichole Chauncey

Approval of Minutes

The minutes were read, and the motion was made to accept by Karen and seconded by Theresa. Motion carried unanimously.

Treasury Report

The treasurer's report was read and the motion to accept was made by Karen and seconded by Nichole. Motion carried unanimously.

Executive Committee

Nothing to report

Custodial/ Maintenance

Troy advised that there is a need to get quotes to repair/replace rotten fascia boards, pressure wash as well as possibly paint clubhouse before it gets worse. He will reach out to get quotes for these issues.

Hall Use

March 7th and April 4th for coffee club, March 29th for annual meeting, April 1st for election and a rental to Martha Cahill on April 19th.

Neighborhood Watch

There was a question about a re zoning sign on Dogwood and Lakeshore Ter. Troy found out it is for a shed, not a house. They are requesting an adjustment from county.

Welcoming committee

Nothing to report

Yard of the month

142 Lakeshore Ter. Scott and Carolyn Duever

Activities and Events

Coffee club still going well and annual meeting covered dish luncheon coming up on March 29th

Yard Sale

Nothing to report

Governing Documents

Need to schedule a meeting to review lien process. The grace period is up for dues to be paid without late fees. After the annual meeting, Governing Doc committee will set a date and meet to review the new changes in the law.

Unfinished Business

- Offer on lot 408 (small lot) - lot split paperwork arrived from county last week showing that it is final. The notice stated that we may need to create deeds for each lot. Troy spoke with Gullet title, and they will start drafting the final closing documents. They may be able to un-incorporate the two during closing.
- 2025 Board of Directors nominations- Received letters of interest from Carol Doswell and Tim Ellis. (The deadline for letters was Feb 15th.) All existing board members have volunteered to continue for another term. No need for general election as there were three vacant seats and only two letters of interest submitted. Officer election can be done at annual meeting. May need to investigate changing the bylaws to try and make sure there a quorum at the annual meetings going forward.
- Boat Ramp driveway issue – as previously discussed, this was sent to insurance company for clarification and deemed regular driveway use as a liability as it increases traffic and is not the property's intended use. Some options are, selling a strip of land to homeowner for use as driveway or he could choose to park in front instead. Either way, a fence needs to be put up to separate. Troy will draft letter explaining options to homeowner and send certified mail.
- Troy has emailed FPL three times but still has not received an answer concerning the new LED lights.

New Business

- Meeting date- First Monday of September is Labor Day. After discussion, it was decided to move meeting to the following Monday. Meeting will now be held on the following Monday 9/8 instead.
- Rotary sent a thank you letter for the donation of the fish fryer.
- 2025 Annual Business Meeting- It is confirmed that Larry Harvey will be smoking turkey breast.

Input from members

Helen expressed thanks to Mike Walker, Kris Hilliard and Mary Lou Pickles for volunteering their time to go over the year end financials with her. It was truly appreciated and the documents will be present for viewing at the annual meeting. Motion to adjourn was made by Glenda and seconded by Theresa

Next Meeting April 7th 2025