

# Grandin Lake Shores Association

May 6<sup>th</sup> 2024

## MINUTES

Date: 5/06/2024

Time: 7pm

### **Board members in attendance**

Troy Weaver, Karen McCarthy, Glenda Woodard, Kathy Smith, Scott Duever and Theresa Wilson

### **Approval of Minutes**

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

### **Treasury Report**

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

### **Executive Committee**

Nothing to report

### **Custodial/ Maintenance**

Troy found enough lumber in the shed to be able to reduce the cost of dock repairs by around \$100.

### **Hall Use**

May 18<sup>th</sup> - Carole Doswell, June 1<sup>st</sup> - Kris Hilliard, July 6<sup>th</sup> – Kathy Dean, August 17<sup>th</sup>. (For Suprise party so not listing name) November 2<sup>nd</sup> – DeeDee Parker (contingent on dues or as non-member rental)

### **Neighborhood Watch**

There was a camper parked in the middle of the road, the sheriff's office was called, and they had the camper move. Squatters and sheds to be addressed by code enforcement. Even though the swim area dock was cordoned off due to safety issues, there were still reports of people using it. To reduce association exposure to unnecessary risk due to use of non - members of certain areas there will be new

combination locks, gate and new fence installed where needed. (Swim area and boat dock). B&B owner to be contacted on time frame for his part of fence to be replaced. Members will get lock combinations and will be expected to lock behind themselves after use. Troy is also purchasing new No Trespassing signs to be posted. After speaking to the sheriff's office concerning four wheelers, Troy was advised that Putnam County opted out of the state law allowing licensed drivers to operate ATVs on dirt roads. So, deputies can write tickets to those driving four wheelers in the neighborhood.

### **Welcoming committee**

Glenda was directed to give out the 2013 version of bylaws to new members. Troy had those added so they can be found online.

### **Yard of the month**

Christina Hauer at 206 Dogwood.

### **Activities and Events**

Coffee club still having nice turnout. Nine people came out to the last one and even got to meet some new members. Ice cream social is set for July 20<sup>th</sup> starting at 2pm. The association will provide ice cream, just bring favorite toppings to share.

### **Public Events**

Feel free to share on personal social media that the clubhouse is open to public for rentals.

### **Yard Sale**

Nothing to report

### **Governing Documents**

- Revitalization- Troy spoke with HOA attorney in St Augustine. The attorney requested existing paperwork to review prior to scheduling a meeting date. Thank you Carolyn Duever for getting an updated list owner list that was needed to move forward. Troy also found that there was a revitalization completed in 1974. The State says that the bylaws are enforceable, but we want clarification from the attorney before moving forward.
- Date for the meeting of the committee to go over the rules for the use of facilities – it was decided to meet on Thursday May 16<sup>th</sup> at 4pm.

### **Unfinished Business**

- Many lot owners have still not paid dues. Only approx. 40% have paid to date.
- Lawn maintenance – Advertised April 10<sup>th</sup> and 17<sup>th</sup> in the paper. As of now only one bid has been received by Jacob Weaver for \$350 per cut on an as needed basis. Helen will check mail to ensure none were received in the last day or two as the cutoff date was May 3<sup>rd</sup>. If there are no

more bids received, Karen made motion to accept bid from Jacob Weaver. Theresa was the second. Motion carried unanimously.

- Record keeping- Need to make sure that hard copies of minutes and treasure's report are being kept at the clubhouse.

## **New Business**

### **Input from members**

Member from 101 Mayhan rd. asked about receiving a welcome packet. Discussion followed as to whether or not the address was in the association or not. The member was advised that if the address was not in the association, there was a way to join if they desired to do so. Troy reported that member Greg Morris wants to build a house on his empty lot. He had requested clarification on site-built homes but with the walls being brought in pre-built and installed on site.

A new member, Bill Johnson, brought up the fact that he had issues when he purchased his property as the bylaws were unclear. Discussion followed concerning computer generated/modular homes vs on site-built homes. It was decided that Greg Morris's house was to be considered a site built. Karen made a motion to approve the proposed plans for the house. Kathy was the second. Motion passed unanimously.

Motion to adjourn was made by Scott and seconded by Glenda

**Next Meeting June 3<sup>rd</sup> 2024**