

Chanelle HOA Board Meeting Minutes
March 23, 2021 at 6PM
Location:

- I. Call to order
Ronnie Rainwater called the meeting to order at 6:00PM.
- II. Roll Call
President – Ronnie Rainwater Secretary – Greg Godsil
Vice President – Frank Dillard.
Visitor - Elite Housing Management – Kat Walley, LCAM
Treasurer – Frank McCauley
- III. Read & approve minutes from last board meeting
Frank Dillard made a motion to approve March 20th, 2021 BOD Meeting Minutes, Greg Godsil seconded the motion, all were in favor, the motion passes.
- IV. Old Business
 - a. Confirmation of actions taken from past meetings
 - b. Royal lawn maintenance schedule
In process, waiting on email from Royal
 - c. Remaining debris pickup
Greg Godsil to obtain info from Chad Whitaker regarding debris removal from Hurricane and storm damage and share with BOD to bring us up to date. Greg Godsill will also obtain the tree removal & drain bid & invoice for payment.
 - d. Committee reports – none to report
 - e. Discussion of rollover funds & fully funding reserves
Discussion on this as to where the funds will go, but no action taken.
 - f. Worker's Comp Insurance

Worker's Comp Insurance was discussed. Dillard made a motion to pay bill & continue this insurance. McCauley seconded. Frank McCauley made a motion to approve Worker's Comp Insurance, Frank Dillard seconded the motion, all were in favor, the motion passes.

- V. New business:
 - a. Open board seat – Tracy McAdams’ interest
 - i. Tracey McAdams volunteered to be on the Board of Directors

Greg Godsfil made a motion to appoint Tracey McAdams to the Board as a Director at Large, Ronnie Rainwater seconded the motion, all were in favor, the motion passes.

- b. Board Resignation – Kay Holcombe
 - i. Kay Holcombe officially resigned from the Board of Directors, resignation effective immediately. She will assist the Board in transferring paperwork, files, and information to the new Board President.

Frank Dillard made a motion to approve Kay Holcombe's resignation from the Board, Frank McCauley seconded the motion, all were in favor.

- c. Synovous bank signatures to sign checks (Ronnie & Frank M.)

Greg Godsfil made a motion to remove Kay Holcombe from the Synovus HOA bank accounts and to add Ronnie Rainmaker and Frank McCauley, Frank Dillard seconded the motion, all were in favor, the motion passes.

- d. Steve Hoppe garage proposal
The board reviewed Mr. Hoppe's garage Architectural Change Proposal which meet all of the necessary requirements.

Frank Dillard made a motion to approve with Tracey McAdams seconding. No discussion. Motion passed 5-0 with Rainwater, Dillard, McCauley, Godsfil & McAdams voting Aye.

- e. New Management company discussion/presentation by Elite - Katherine (Kat) Walley of Elite Management gave the BOD a presentation about Elite & how they could be a good management company for Chandelle. She passed out brochures to the board & to the attending homeowners. One item of discussion was the \$10/ architectural application by homeowner. Mr. Hoppe voiced concern over this, but others felt that \$10 was not much in the overall project of the homeowner to afford. The BOD discussed picking up this cost but will discuss this potential cost at a later time. Elite offers a portal for homeowners to pay their dues. Ms. Walley said she'd be happy to help any homeowner who didn't know how to

use the portal learn. They'd drive the subdivision 2x/month in marked vehicles. After hearing the homeowners in attendance's concerns & thoughts,

Greg Godsil made the motion to hire Elite as our management company. Tracey McAdams seconded. There was no additional discussion & the motion passed 5-0 with all BOD voting to hire Elite for a 2-year term at (\$1614 monthly) no price increase in 2022 & a 3rd year with a 3% increase in their price.

VI. Old Business Part II

- a. McCauley will review emails from homeowners to confirm the requests fall within the CC&Rs.
- b. McCauley, Al Spencer & Steven Hoppe will review the current CC&Rs to look for discrepancies or opportunities for revision
- c. A new Fine Committee was discussed & we will need 3 people on it, preferably homeowners & not board members.
- d. A new Nominating Committee with a former board member included will need to be arranged prior to near the end of the year & prior to the next Annual Meeting
- e. It was Elite's hope to be able to present bills to Rainwater & McCauley, get their approval, then pay the bills by signing the checks. Elite would need to be added to our checking account as an Assigner.

Greg Godsil made the motion, Frank McCauley seconded, to add Elite only if this is possible per our CC&Rs. Discussion was that Rainwater to confirm this possibility with our lawyer. Motion passed 5-0 with all voting ayes.

- f. There was brief discussion to retain Jay Frasier as our legal counsel through his current contract.

Frank Dillard made the motion to continue with Jay Frasier as legal counsel, Tracey McAdams seconded. There was no discussion & motion passed 5-0 with all voting ayes.

- g. General discussion about the Gulf Power bill, Moorehead Real Estate Law, the Annual Meeting & EnSec bills as they come monthly or as expected.

Frank Dillard moved that we pay monthly bills without BOD approval, only Ronnie Rainwater & Frank McCauley approval. Frank Dillard seconded. No discussion. Motion passed 5-0 with all voting Aye.

VII. Comments from homeowners – none at this time as we all talked informally before the meeting was called to order.

VIII. Adjourned at 7:55 PM

Greg Godsil made a motion to adjourn the meeting at 7:55PM, Ronnie Rainwater seconded the motion, all were in favor, the motion passes.