

SEAVIEW TERRACE SECOND HOMEOWNER'S ASSOCIATION, INC.  
MINUTES of REGULAR BOARD MEETING  
JUNE 29, 2017 6:00 PM

CALL TO ORDER

The regular meeting of Seaview Terrace II Addition Homeowners Association was called to order June 29th at 6 PM by acting Chair, Ralph Fry. Board of Directors present were: Don Keuter, Shannon Marshall, Chris Buckner, Nanci Moultrie, Mary Jo Creso, Sherry Gates. Jordan McCall was absent. As an Association member at large, Kelly Creso was also in attendance.

The Minutes of the Regular Board Meeting on July 13, 2016 were APPROVED AS READ.

Treasurer, Shannon Marshall reported that \$810 has been collected in contributions. As of today, \$244 have been spent on postage, mailing supplies and social events. The Net income for the year was \$609.75. The HOA is running at a deficit. The Insurance Premium to be paid in March 2018 is \$1,372.00. Even with the Savings Account supporting us at this time, we cannot continue with the low level of contributions being received. The change in the Post Office Box address may be one reason, and also the need to send more mailings to alert members to the end of year timeline and the request for contributions.

The next order of business was the election of officers for the coming year. Officers to be elected were: Chair, Vice Chair, Secretary, and Treasurer. Ralph Fry had prepared written ballots to be used. After two rounds of voting:

Sherry Gates was elected SECRETARY

Shannon Marshall was elected TREASURER

Ralph Fry was elected CHAIR

Nanci Moultrie was elected VICE CHAIR

\*Ballots and Results are attached to these minutes.

A motion was made by Nanci Moultrie and seconded for the : Approval of the Board to budget \$2,500 for legal fees to consult an attorney to develop a plan to enforce Covenant compliance. Discussion followed. The question of, "What happens when a homeowner tells the board to 'go to heck?'" even after receiving neighbor's requests with follow up letters from the covenant's committee?

It was agreed that this is the reason for consulting an attorney. The motion passed. An attorney will be contacted as soon as identified. In preparation to put the newly amended Bylaws passed at the 2017 Annual Meeting on the HOA Website, Ralph Fry noticed a few other corrections that needed to be corrected.

Nanci Moultrie moved and it was seconded to amend Article IV, number 5, to read: "An election of Board of Directors officers is required after every election of Board Members at the Annual Meeting.

Shannon Marshall moved and it was seconded to amend Article VIII Finances, number 4, to read: "All checks for over \$500.00 must be signed by two authorized members of the Board."

The motions were discussed and PASSED. The Bylaws will be amended as passed.

Chris Buckner shared the sad news of Jerry Flynn's passing. Mary Jo will send a condolence card to Linda Flynn on behalf of the Board of Directors. We especially want to thank Jerry for his many years of Board work on the Architectural committee, often as the Chair. He will be missed.

All present were asked to reach out for recommendations for one more Board Member to fill the Board vacancy.

As there were no further comments or questions from the floor, Ralph moved to adjourn.

Meeting adjourned at 8 PM.

Sherry Gates  
Secretary

Approved as read 8.10.2017