**Lake Redwine Plantation Board of Directors**

 **Meeting Minutes 9.24.2024**

**Date/Time: Tuesday, September 24, 2024 /7:00 PM**

**Meeting Location: Clubhouse**

**Purpose/Objectives of the Meeting:** The objectives of the meeting are:

1. To receive Treasurer’s and Community Manager’s Reports
2. To discuss and decide on current agenda items and new board actions.

**Preparation for Meeting: Read/Bring:**

1. Board Packet
2. Calendar/Rankings of Proposed Business Items
3. All additional documents and correspondence received as applicable to the Board meeting objectives.

**Call to Order:** Bill Cassels – President

**Visitor Registration and Roll Call:**  Bill Cassels in for Peter Sheren

**Attendees:**

Present Absent

 Bill Cassels – President x \_\_\_\_\_\_

 Steve Sharp – Vice President  x \_\_\_\_\_\_

 Ron Vezina – Treasurer x \_\_\_\_\_\_

 Peter Sheren– Secretary \_\_x\_\_\_

 Ben Callaway– Director At Large x \_\_\_\_\_\_

 Jamie Shear – Community Manager x \_\_\_\_\_\_

**Welcome/Opening Comments /Announcements:** Bill Cassels, President

**Meeting Attendees: Roy Sowers, Sarah Sowers, Bob Proffitt, Mike Hulsey, Shannon Beck, Michael Beck, Stu Metcalfe, David Lund, Elaine Sharp, and Lynn Crump.**

**Reports and as Applicable, Action Requested:**

* Treasurer’s Report: Financial and Accounting Reports – Jamie Shear/Ron Vezina– Financial Summary and Update
* **Bank Assets Totaling $694,309.98**
* **Operating Fund Totaling $178,110.51**
* **Reserve Regular Fund Totaling $113,822.35**
* **Marina Operating Fund Totaling $66,272.63**
* **Marina Reserve Fund Totaling – 0.00 Moved to Regular Reserve Fund**
* **Lake Operating Fund Totaling $10,993.95**
* **Lake Reserve Fund Totaling $25,110.54**
* **Schwab Funds/Gen. Reserve $300,000.00**
1. Committee Reports/Updates – Lake- Bill Cassels – Dredging continues to be the property’s number one maintenance concern.

Amenities (Steve) – South Shore Park rules were adopted on 9/3/2024 by a 5-0 board vote. Rules include **HOA PROPERTY, RESIDENTS ONLY**

**HOMEOWNER MUST BE PRESENT WITH GUESTS AT ALL TIMES**

**PARK IS OPEN DAWN TO DUSK HOURS**

**THIS RAMP PERMITS CANOES, KAYAKS, PADDLE BOARDS ONLY**

**NO VEHICLES OR TRAILERS BEYOND THE TREE LINE**

**NO PARKING ON THE GRASSY AREAS**

1. Landscape (Jamie) – The landscape bids submitted for 2025 were submitted from Naturescapes, Greenwood, and All American Landscaping. All services have worked on property and are familiar with the Lake Redwine common area spaces and landscape.
2. Community Manager Report/Information: Jamie Shear – One Political sign/placard is allowed 30 days before election day. Political signs must be removed the day after election day to avoid violations and fines. Many owners have been defiant adopting their own political signage dates and deadlines. Violations and fines will still be implemented on owner accounts.

**Unfinished Business:**

1. 2025 Budget Planning will continue through October. North Shore cost share numbers will determine lake budget percentages.

**New Business: List of Items/Presenters/Time and Action Required**

1. The BOD formerly accepts and announces Matt Depoi’s resignation as Board Treasurer and appoints Ron Vezina as Board Treasurer for the remainder of 2024.
2. 2025 Preliminary Budget and Assessment Increases – Board votes 5-0 to raise dues at a three-year gradual increase due to inflation rates from 2020 until current, 2024. The current rate of inflation is at 8% and dues were not increased according to the recommendations given from the 2017 Reserve Study. The board cannot continue to defer expenses as increases have affected insurance premiums, management staff, and all major contract expenses such as landscape, pool, and lake service contracts. The board has determined reserve funding needs to be increased according to the 2017 Reserve Study to keep pace with rising costs for lake maintenance such as dredging and dam repairs. A separate emergency fund for dam repairs and maintenance should be set aside. The current reserve contributions barely cover future dredging expenses. Current dredging costs are $15/sq cubic yard. Georgia Stormwater and Deep Six Dredging have quoted $40 to $60/sq cubic yard, not including mobilization fees. The board must prepare accordingly for adjusted labor inflation as the lake is the center amenity at Lake Redwine.

**Invitation to Residents to Speak: Bill Cassels**

1. Homeowner John Herman made comments and recommendations urging the board to make sure expenditures are paid for by owner dues and not maintained by utilizing volunteer efforts. The board agreed that all expenses should be budgeted in the Lake Redwine financial operating plan, not dependent upon volunteer-based maintenance. The board noted that future home buyers are investing, on average, $600 to $900K to live in LRP and would expect that a community is maintained at an optimum level.

**Board Meeting Adjournment: Bill Cassels**

**Motion:**

Next Scheduled Regular Meeting of the Board of Directors: October 23, 2024. To be held at Lake Redwine Clubhouse at 7 PM.

Regular Board meetings begin at 7:00 P.M. on the fourth Tuesday of each month and the meeting location is held at the clubhouse unless a change notice is announced through the community web site and bulletin boards.

Meeting Minutes prepared by Jamie Shear, LRP Community Manager.