



41 Silver Lake Dr. RINCON, GA 31326

SPHA Monthly HOA Meeting Minutes

July 19, 2018 – 7:00 PM

Board Present: Marty Haloda, Mitch Birzer, Jim Browning and Alex Thompson

Call to order 7pm

Marty called for approval of June Meeting Minutes, passed unanimous

President Report;

Comments on Facebook had a complaint that the covenant violation first letter is coming via certified mail. This is required and suggested by our attorney to prove the resident received proper notice as 2 residents have complained that they never received their notifications.

For August, we will have an HOA meeting for board members only.

We are waiting for the bill to come for the sign at our entrance that was approved of last year.

Treasurer Report:

Mitch gave an update on the financials and delinquents for Pat McCorkhill, the report was passed unanimous as read.

Committee Reports:

Covenant Inspection; Mitch gave an update on the current covenant violations being sent out: We have 5 residents that are in "fine" status, which is after the 3rd letter and accruing daily fees, 4 of those are at attorney. There were 2 second notices on lamppost light not operational. And, 7 first notices for various reasons. Five residents are in the fixed but not paid fines and those are at the attorney. There were 12 closed after first notice.

Clubhouse/Common Grounds/Lakes:

Marty reviewed the recent AC work, the downstairs got a new coil/ filters changed and the upstairs got the lines cleaned out, we will be looking into getting film for the windows.

Estate Management is the company we are using to treat all three of our lakes, twice a month.

Gate; each board member and Rob Lanham have keys to the guardhouse and instruction on how to manually put the gate arm up.

Roads and Drainage;

Jim reported that we are working on Cypress ditch from 114to 118. The French drain for the clubhouse between the tennis court and building has been completed, as soon as possible work will begin on the approved resurfacing of the tennis court. We will be getting bids on the overall drainage issue at the clubhouse.

Social;

Lisa reported that for the fall yard sale she will be looking for input on Facebook for the best weekend in September to have the yard sale. Lisa also asked about a swing set for the playground that was approved by previous board. Marty said we will look into that and replacing the ground cover under the play equipment.

No new business, meeting adjourned.

