FPPOA General Membership Annual Meeting

November 15, 2015

Previous to meeting commencement, property owners enjoyed a cookout and three proposals were on display for perusal.

The President called the meeting to order at 3 PM. It was determined we had a quorum. The attendance is outlined below, along with proxy’s held and total votes each property owner held. Listing only last names of attendees the following attended:

|  |  |  |
| --- | --- | --- |
| Owners | Holding Proxy for | Total Votes |
| Akins |  | 2 |
| Beeson |  | 2 |
| Belanger (FPPOA President) | Buzard, Jahn | 6 |
| Bolt |  | 2 |
| Broscious | Black | 4 |
| Cohen (1st Vice President) |  | 3 |
| Crislip |  | 2 |
| Grant (Secretary) | Ennis | 4 |
| Grieve(2nd Vice President) |  | 2 |
| Hair |  | 4 |
| M Lewis |  | 1 |
| Marban |  | 2 |
| McGahee |  | 2 |
| Simon (Treasurer) |  | 2 |
| Tiller (Advisor) | Allgood, Long, Lewis | 6 |
| Webster (Advisor) |  | 2 |
| Young.  |  | 2 |

As shown above, 47votes were represented by the attending property owners and proxy’s. We needed 45 for a quorum.

The President began by summarizing the accomplishments of the board in 2015.

He informed property owners they could notify their neighbors of important news and information, by sending the Secretary the information which she will post it to [www.fureyplantation.com](http://www.fureyplantation.com)

In 2015 FPPOA board secured an automatic aide agreement with Columbia County Georgia. In the past, in the event of a fire, McCormick County Volunteer Fire Department responded first and then would ask Columbia County to join them if they needed assistance. Two homes were a total loss due to fire in the past few years. Now the Automatic Aide Agreement enables Columbia County to respond immediately in the event of a structural fire. If the fire is a land fire, property owners were encouraged to call the McCormick County Fire Department. This information will be posted to www.fureyplantation.com.

The second benefit of the reciprocal aide agreement is a possible reduction of homeowner’s insurance premiums. Before this agreement was secured, we were rated a ten. Since securing the agreement the President has been able to get the insurance rating down to an eight, which has personally saved him $200 a year in premiums. If the Insurance companies are able to get the rating down to a four homeowners could possibly save as much as $400 to $500 a year. To lower the risk rating our neighborhood would have to have an assessment and this only occurs every few years.

The President continued with summarizing the beautification completed by the board in 2015 including the addition of lights, replacement of rope at the entry, lawn maintenance throughout the community common areas and sides of road, and the landscaping surrounding the entrance signs.

The fountains were repaired in 2015 and currently all fountains are working except for one. More efforts will be taken to get the remaining fountain operational.

There were improvements to the community owned dock in 2015 where Advisor Donald Webster replaced some boards and added a concrete step.

The 2015 budget was briefly summarized that at the end of 2015 we estimate we will have $28,000 in the bank, as some homeowners did not pay their dues.

# New Business

The President referred to the three proposals on display;

1. Beautification of the front entrance,
2. Fountain plan, and
3. Possible solutions to Jahn legal actions.

**The Front Entrance Proposals Provided by Larry Tiller.**

In the past year Larry has secured estimates of possible landscape renovation of the front entrance landscaping surrounding the sign. The current problems with the front are as follows:

* The Bradford Pear trees are over grown and in a few years will spit and die.
* One side of the road is predominantly shaded throughout the day and one side is in full sun.
* We plant flowers every year but they often do not survive.

The President then explained even the board members could not come to a consensus on the best way to move forward. When the President first took office in 2015 he distributed a survey to all homeowners asking what they would like to see from FPPOA, and the consensus was that landscaping was a top priority.

The President then presented the landscaping plans. The bid on display offered different options. $8000 for the whole plan (including tearing up and replacing the turf) or to do some portion of the entire plan. We could cut back the trees and redo the sprinkler system for approximately $1700. Planting palm trees would cost $2000.

At this point there was general discussion among homeowners. Questions were raised pertaining to the vegetation that would thrive in the entrance area. Were palms a good choice for that location. Would colorful grasses be a good choice?

The 1st Vice President pointed out that if vegetation is higher than 6 inches it would block the sign.

Advisor Donald Webster pointed out FPPOA spent $800 in the past year and very few plants have lasted due to deer, lighting and water issues. What is currently living there now is what has survived.

Pete Young proposed the board buy the plants and rely on volunteers to plant.

The President stated we do not have the expertise to know what to plant.

At this point, three separate proposals were voted on,

1. To do nothing.
2. To buy the vegetation and homeowners volunteer to plant and maintain the beds.
3. To hire an outside company, and vote on the amount we would spend.

Option 1 vote: The President made a motion to do nothing. No one voted in favor.

Options 2 vote: Pete Young made a motion that the board buys the plants, and homeowners will do the work. The 1st Vice President then explained the difficulty in volunteer cooperation.

Lisa Clark asked for a show of hands for homeowners willing to volunteer to plant now. Bonnie Belanger, Beatrice Lewis, Deborah Johnson and Carol Hair volunteered.

Option 3 vote: To authorize a maximum of $3000 for the plants and hold a one-day plant. The following table reflects the votes in favor:

|  |  |
| --- | --- |
| Webster | 2 |
| Beatrice Lewis | 1 |
| Bolt | 2 |
| Hair | 4 |
| Marban | 2 |
| McGahee | 2 |
| Crislip | 2 |
| Grieve | 2 |
| Simon | 2 |
|  | 19 |

Option two did not pass.

Option 4 vote: To hire an outside company and spend up to $5000. The following table reflects the votes for.

 Against Simon, Bolt, and McMahee.

|  |  |
| --- | --- |
| Grant | 4 (2 proxy votes for Ennis) |
| Cohen | 3 |
| Jiminez | 2 |
| Akins | 2 |
| Broscious | 4 (2 proxy votes for Black) |
| Larry Tiller | 8 (Proxy’s for Allgood, Long and Lewis) |
| Billy Peel |  |
| Lewis | 1 |
| Hair | 4 |
| Young | 2 |
| Marban | 2 |
| Belanger | 6 |
|  | 38 |

The motion carried.

Weed Infestation in White Tail Lagoon

The 2nd Vice President report: In the past we have used grass-eating carp to maintain the weeds. We researched several solutions, some costly, but did not move forward with the estimates and decided to see what would happen next year. We have gotten more of the fountains working to aerate the water, which is part of the problem. Fountains will cost $6000 with inserting an aerator.

General discussion then ensued regarding adding more fountains to the lagoons. Beatrice Lewis wants a fountain behind their house. Pete Young wants an additional fountain behind his house.

The following questions were raised:

* What should we do about fountain additions? Does the association pay for additional fountains? Or do we allow homeowners to install their own fountains?
* Mrs. Hair said fountains are great but we can get to the point where it gets too much. The Hairs say they have more sludge down at their end and they need more aeration.
* Each fountain adds $60 to $80 per month to the electric bill.
* Pete Young said he would pay for a fountain. They will contribute $1000 to the cost.
* Larry Tiller suggested we table the plan and do more research.
* The secretary brought up the long term cost of running fountains, electricity, repair, cleaning out the intake, beavers eat thru the cord.
* Dave Grieve seconded Larry’s Motion.
* Pete Young said he would withdraw his option of paying $1000 toward a fountain.

Based on the plan for White Tail, the majority voted to table fountain plans to add additional fountains, until the board could develop a plan which would address the above questions.

Third item was the land swap between Jay Jahn and FPPOA

The President was to have met with the two attorneys and the surveyor to survey the proposed new road, which the president had planned to put on display for home owners to view today. The only problem is the land in question is now under water and it was impossible to survey the proposed new road.

Lengthy discussion then ensued lead by Donald Webster and Pete Young. The objections were:

* The proposed road would be impassable when the water is high. The current road is passable in flooding.
* Donald Webster did not feel FPPOA should contribute to the cost of building the road.
* Tony Akins was concerned about the routing of the septic pipe thru the new road.

This discussion primarily between Donald Webster and the President continued for some time. Donald Websters main points were:

* Mr. Jahn has not shown good faith in the past,
* the cost of the road,
* the flooding.

The Secretary and Larry Tiller stressed the cost of getting involved in legal action versus mediating a solution. Currently we have $28,000 in reserves, which we could easily spend in legal fees, as we have spent more than this amount in the past.

Mr. Peel then pointed out Mr. Jahn had paid for the concrete on the road he was swapping. The Secretary then pointed out in reality he had not paid for the road as he had agreed to but in truth Raymond Carnes had paid the bill.

Pete Young’s main point was that we couldn’t vote on a proposal now as there was nothing in writing to show the homeowners. Mr. Young felt moving forward with legal action was not something we should be afraid of.

Mr. Peel made a motion we allow the board to make the decision. The President proposed a cap of $6000. Mr. Young felt we should get everything in writing first, and then leave it all up to the board. Alan Broscious seconded the motion, which was unanimously approved.

The election of officers for 2016. The proposed slate of officers was to continue the 2015 board:

President – Kevin Belanger

First Vice President – Jarome Cohen

Second Vice President – David Grieve

Adviser – Donald Webster

Adviser – Larry Tiller

Treasurer – Pat Simon

Secretary – Beth Grant

Approved unanimously to keep the current board moving forward..