

2017 NICOLE'S COVE NEIGHBORHOOD ASSOCIATION MEETING MINUTES



Date: February 21, 2017

Called to Order: 6:00 PM

Location: Woodlawn Baptist Church
4943 Columbia Road
Grovetown, Georgia 30813

- 1) **Attendance:** 34 Homeowners attended the meeting. No proxies were submitted from Homeowners not attending the meeting. The Secretary will maintain the attendance roster and proxies, with the minutes.
- 2) **Meet and Greet:** Introductions provided an opportunity for everyone to meet and become acquainted with his/her neighbor(s).
- 3) **2016 Minutes:** Secretary read the 2016 meeting minutes and were motioned for approval by the Homeowners.
- 4) **Old Business/Discussions:**
 - Lewiston Road Road-Widening Project, Phase II: Mr. Steve Smith and Mr. Leonard McCain, Technical Committee members discussed the road-widening project, phase two. Lewiston Road could not be straightened to minimize interfering with the subdivision's entrance. The project will include medians, walkways, bike paths, retention ponds, portions of the Kerr and Murphy properties, etc. The Association will be responsible for offsetting any entrance repairs and improvements.
 - Officer Elections: Officers elected for the next 3 years:
 - President: Sylvester Coleman, 4116 Nicoles Lane, r.sylvestercoleman@gmail.com

- Vice-President: Mark Etchell, 111 Nicoles Way, mark.etchell@gmail.com
 - Secretary: Elaine Lankford, 812 Ashleigh Lane (Incumbent), eel137@comcast.net
 - Tommy McBride: 104 Nicoles Way (Incumbent), tommymcbride422@gmail.com
- *Association Dues*): A motion was made to increase the Association dues to \$200, effective 2017. The motion approved, by 24 yea and 3 nay votes to increase the Association dues to \$200 to assist with the Association entrance repairs and improvement offsets.

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- *By-Laws revisions*: The Officers discussed the current by-laws (2013) with bylaw article revisions. The Association (majority) voiced concerns with the revisions and sections of by-laws, and requested no further discussions or voting action to be held, at the present time. The Association recommended delaying the topic for discussion at another meeting throughout the year, preferably every 6 months and the next meeting August 2017.

5) New Business/Discussions:

- *WC Fiber Presentation*: The Fiber-optic company provided an overview of its fiber-optic services and technology to the Association. The company required a majority of the Association to sign up for the services, prior to installing fiberoptic cables underground. If the company disturbed any property with the cables installation, the property would be repaired properly, without and further disruption to the home or property. The Association may sign up online, www.WCFiber.net to tentatively request for services. Signing up for the services will not commit the Association to pay for the services, only counts toward the percentage of the Association that have signed up for the services.
- *Lewiston Road Road-Widening Project, Phase II*: Mr. Steve Smith and Mr. Leonard McCain provided a summary on the status of the Lewiston Road Roadwidening project. No additional information or changes have occurred with the projected changes that will occur to the subdivision's entrance: right of way turning lane, entrance concrete wall (buffer), island, entrance sign, and the Kerr and Murphy properties, located at the subdivision's entrance/exit.
- *Association incorporation versus unincorporated*: The Officers discussed the possibility of the Association incorporating to safeguard the Association and Homeowners against potential law suits and legal actions. The Association (majority) voiced concerns with the expenses involved with incorporating and requested no further discussions or voting action to be held, at the present time. The Association recommended delaying the topic for discussion at another meeting throughout the year, preferably every 6 months and the next meeting August 2017.
- *Declaration (Covenant)*: The Officers clarified the Covenant will expire within the next 4 years and recommended the Association reviewing the document and

provide recommendations to strengthen the Covenant, remain the same, or allow it to expire. The Association (majority) voiced concerns with the Covenant, indicated the Association was not abiding by the Covenant maybe should not be renewed. The Officers stressed the importance of having a courtbinding Covenant, even though the Association did not abide by the Covenant, completely. The Association requested no further discussions or voting action held at the present time. The Association recommended delaying the topic for discussion at another meeting throughout the year, preferably every 6 months and the next meeting August 2017.

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- **By-Laws revisions:** The Officers discussed the current by-laws (2013) with bylaw article revisions. The Association (majority) voiced concerns with the revisions and sections of the by-laws, and requested no further discussions or voting action to be held, at the present time. The Association recommended delaying the topic for discussion at another meeting throughout the year, preferably every 6 months and the next meeting August 2017.

- 6) **HOA New Officer Elections:** The Vice-President position was held to replace Mr. Mark Etchell, due to non-attendance and engagement at the regular and officer meetings. Mr. Matt Harper, at 4114 Nicoles Way was selected as the new VicePresident for the next three years.

- 7) **Budget Report:** 2016 beginning balance, January 1, 2016: \$7,130.00; ending balance, December 31, 2016: \$12,751.82

- 8) **Association Dues Increased:** Reminder the Association dues increased to \$200.00, effective 2017.

- 9) **Additional Information:** N/A

- 10) The meeting concluded at 7:35 PM.

