

## **Annual Meeting of the Moore Pond Homeowners Association**

**Tuesday 22<sup>nd</sup> March, 2022**

The previous Annual Meeting of the Moore Pond HOA had been held more than three years prior, and in the intervening years the COVID Pandemic has caused many disruptions and delays including not holding a Moore Pond Annual Meeting since 2020.

**Quorum:** There being sufficient homeowners and proxies proved to satisfy the quorum requirement the meeting commenced at 6:00 pm. Board members present were Rachel Bowden and Jane Watson. Sonya Hartley was not present. Danny Hayes, property manager, was also in attendance.

A nominating Committee had not been set up for 2022 but the prime purpose of the Annual Meeting is to elect a Board that will conduct the business of the HOA. People may be elected from the floor. Bill Little suggested that we have an election and elect Board members for a single year. This could be changed at any time with a majority vote of the homeowners but Danny Objected that this was not in accord with the By-laws. It was agreed to have the next Annual Meeting in a year in March 2023.

**Minutes:** In discussing the minutes of the previous Board Meeting it was felt by the homeowners that they were missing the part of the discussion that had occurred at the end of the last meeting. The Board had wanted to discuss the performance of Danny Hayes (the Property Manager) in private, but now agreed this should not have been done with the homeowners absent. The current Board members agreed that communication with Danny was much better now than it had been, and Danny explained that during the early Covid time period he was swamped with an enormous extra workload.

**Further questions about the minutes.** No action has been taken concerning the dead pines on a vacant lot.

### **Financial Docs**

Danny Hayes presented the Balance Sheet as of March 22<sup>nd</sup> 2022; the Profit & Loss Report for 2021; and The P & L Budget vs Actual

### **Holding Ponds**

Ponds - this will be discussed later in the meeting

### **Street Lights out around Moore Pond.**

Several were reported. Danny needed the number from the street light reported, closest House number and something tied around the street light in order to be able to report to the City who repairs the street lights.

### **Trees cut at the entrance to the spillway to Moore Pond**

Trees had been cut in error summer 2021 and the contractor had offered to plant replacement bushes. The Board had decided on replacing with wax myrtles (which were no replacement since the original trees were 50' trees) but the wax myrtles would be placed at the entrance of the spillway to camouflage the concrete.

### **Lake Report**

Homeowners received copies of the AckuritLabs from February, 2022 concerning the quality of water samples from the Lake. The report showed the lake to be in great shape, the only concerning aspect was the high phosphorus level which probably is due to high applications of fertilizer coming down from Brookside. It was agreed that next time the water samples should be taken from three different points around the lake and not solely where the water from Brookside enters the lake.

The last Lake Watch Report said that the bass were too skinny, and there was not enough bluegill.

Trey DeSantis has been taking out the very small bass from the lake.

**Landscaping** – Tallahassee Nurseries has been awarded the contract to maintain the landscaping at the entrance gates. Rachel said a theme of white and green, classical and clean was being implemented.

Three orange cones – indicate where there is an erosion issue at the side of the road which could be dangerous for walkers.

The Moore Pond signs on the brickwork at the entrances to Moore Pond will be replaced and the red and white “No trucks” Sign is being replaced.

### **Gate Updates**

One of the cameras needed a new electrical cable under road to the camera. One camera was bad and not working. A new camera and a new cable to the camera was installed. Danny installed bigger SD cards which need to be rotated out once every couple of months. Every time Danny has needed a video recording from the gate because of an incident, the camera hadn't been recording. Replacing the SD card 32 MB card makes it more feasible to check more frequently.

Unfortunately, the camera is focused on the license plate coming into Moore Pond not the direction of going out. Cost to add camera \$1500 on each gate plus installation of a cable under pavement.

The cameras have captured all the drivers who hit the control box going in or out. Although a City truck hit West Gate box and denied it - \$25,000 damage

**City violations** notices issued to MP HOA were issued around 28<sup>th</sup> January but sent to the incorrect address by the city.

Violation in Lot 19 and Lot 23AB Same permit. Charity lot, Sulker lot and Duncan lot. It was pointed out that grass may be mowed to a height no greater than 6 inches. (Background – a resident had reported another resident to the City for riding his tractor by the lake. The resident then reported the HOA to the City for permit violations. The Inspector then issued City violations of the regulations governing storm water treatment ponds).

The Storm Water holding pond does not connect to the Lake but is supposed to capture excess water coming from Ox Bottom Manor. Silt, leaves, trees have filled up the concrete basin on the Charity lot.

The inspector said that the trees growing on the land between the end of the Duncan lot and the lake should be cut and all grass cut to 6" and cuttings removed.

There is no control structure for the water coming into the lake. If sumps can be dug out City Inspector said all should be dug out. The berm should be cleared out and sodded. Grass acts for filtration of the water flow coming down to Moore Pond..

A meeting will be arranged with City inspectors and manager, homeowner, representatives of the Board and Danny Hayes to formulate a plan. Input from city inspector. No reason to recreate sumps.

48" pipe from Brookside was built for Ox Bottom Manor and was on the Platt.

**Other Business:** Complaint from Zach Ansley that the grass in his front yard still had not been remediated after a week or more of heavy trucks parked, with engines running on the front of his property, while the East gates were repaired.

Complaint from Charles and Barbara Wright 6448 Heartland Cir about a broken down fence separating his property from houses on Meadow ridge Dr. The fence is torn down and needs to be repaired. Also there is a broken down fence behind Kathy and Steve Wilson 6568 Heartland Circle.

**Metro net High Speed Internet** – inquiry by Richard Lee 6868 Heartland Circle. Danny reported that the lots in Moore Pond and Rose Hill are too far apart – and homeowners would be required to pay for installation of the high speed fiberoptic cable.,

**Elections for the HOA Board**

There were 4 candidates for 3 positions – Sonya Hartley, Rachel Bowden, Jane Watson and Stephen Duncan.

A vote was taken with residents and proxies casting votes for three names.

Jane Watson and Rachel Bowden and Stephen Duncan were elected.

Zach Ansley moved to adjourn the meeting. This was seconded and approved. The meeting ended at 8:50

The Board met for a short period and voted to extend the Covenants and By-Laws of Moore Pond. Rachel Bowden, Stephen Duncan and Jane Watson signed the necessary paperwork for the Preservation of the Documents. The meeting was adjourned at 9:00 pm