

ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes

Saturday, December 12, 2020 – 10:00 a.m. Clubhouse

- I) Call to order – President Tony Esson
 - a) The Pledge of Allegiance
 - b) Roll call of Board members: Tony Esson, Chad Canda, Laura Hart-Smith, Glenn Fielder, Aimee Combs; Fred Novak-Tardy;
 - c) Brooke Joyner, Jim Herman Excused.

- II) Public comment related to the Agenda
 - a) Added previous discussion of letter to the road commission
 - b) Motion made to approve Agenda as amended

- III) Secretary's Report-Laura Hart-Smith
 - a) Approval of October 24, 2020 meeting
 - i) Approval withheld until additions of motions are made

- IV) President's Report – Tony Esson
 - a) Waiting to hear from the bank on final payment for loan
 - b) Owe still for touch-up on the pool
 - c) Did not touch investment for the pool due to Covid

- V) Treasurer's Report – Brooke Joyner
 - a) Close to \$35,000 in the bank to carry over to 2021

- VI) Manager's Reports
 - a) Business Manager – Sherice Villeme
 - i) Clubhouse is closed due to Covid order from the Governor basing our closing on restaurant closings.
 - b) Facilities Manager – Tom Hall
 - i) Heating element in the pool needs replaced. Tom is waiting on quotes.
 - ii) Regulator from the propane tank attached to the clubhouse needs replaced in the Spring.

- VII) Committee Reports
 - a) Activities – Sherice Villeme/Aimee Combs
 - i) No activities
 - b) Elections – Glenn Fielder
 - i) No report
 - c) Budget & Finance – Tony Esson/Brooke Joyner
 - i) Finance report for 2020

- ii) 2021 budget discussed.
- iii) Motion approved 2021 budget.
- iv) Discussion was had regarding pavilions and playground equipment.
- v) Discussion was had regarding security cameras, etc. at beaches and park.
- vi) Special assessment was discussed to fix the beaches, maintain pool, etc.
- vii) Motion approved to keep maintenance fees as is for 2021 including early payment discounts of \$25 on first lot and \$45 on multi-lot
- viii) Motion approved for Manager base salary increase of \$800 per Manager for 2021.
- ix) Motion approved for increase insurance benefit allowance for Managers to \$9,000 to be split equally.
- x) Motion approved for a \$2,000 bonus to be split equally among both Managers

d) Bylaws, Rules & Regulations and Restrictions – Fred Novak/Tom Jeffery/Tom Hall

- i) No report

e) Building & Grounds – Tom Jeffery/Tom Hall/Chad Canda

- i) One property owner is working with Tom on a garage
- ii) Property owner working with Tom on siding

f) Employee Relations – Chad Canda/Glenn Fielder

- i) Everyone is doing well

g) Military/Government Relations – Chad Canda/Sherice Villeme

- i) No report on military relations

h) Election Committee-Glenn Fielder

- i) Replace what was spent on the previous election
- ii) Mail in ballots or put in drop box on counter of clubhouse

VIII) Old Business

- a) Election changes

IX) New Business

a) Portable and temporary structures

- i) Building and Grounds committee needs to review the rules on the structures and, if allowed, be no more stringent in rules than at the county level
- ii) Send letters saying the structures are currently not allowed and the board is reviewing the issue unless the structure was there prior to the rule being written in 2001
- iii) Compose a letter to the road commission thanking them for paving Marlette Road and ask them to review our association's road's conditions.

X) Public Comments

- a) No public comment

XI) Motion to adjourn

- a) Motion approved