

Wyndham Lakes HOA
2025 Annual Meeting

January 25, 2025

AGENDA

1. Year in Review
2. 2025 Budget Options
3. Election – Open Board Position
4. Ride-thru / Violations
5. 2025 Pool Planning
6. Q&A

Communications

BOD.WLHoa@gmail.com

WL.Hoa.Message@gmail.com

www.WyndhamLakesHOA.com

Facebook Pages:

Wyndham Lakes HOA

-> W/L news, events, updates

Wyndham Lake Community Discussion

-> between homeowners

2025 Planning

Newsletters -> Quarterly

Town Hall -> Mid-Year

Open Board Meetings ->
Quarterly

YEAR IN REVIEW - Communications

1. Held 2 Town Halls
2. Launched new website
3. Published 5 Newsletters
4. New Board & Message emails
5. New Facebook page
6. Graduation Banner


www.WyndhamLakesHOA.com

HOME AMENITIES OUR COMMUNITY NEWS CONTACT

WYNDHAM LAKES HOA

Swim & Tennis Community in West Cobb County



 <p>Board of Directors Laura Chastain, President Brandon Huber, Vice-President Dale Powell, Secretary Bill Springs, Treasurer</p> <p>All-in-One Management 678-363-6479 Vincent Costa customer.service@allinonemgmt.com</p> <p>Architectural Committee Chairperson, Laurie Chastain Charlene Huber LaTasha McCracken Becky Powell Pete Ramos</p> <p>Community Engagement Chairperson, Brandon Huber Joyce Readles Charlene Huber Pat Hughes Ashley Johnson Maria Karadzich</p> <p>Finance Committee Chairperson, Dale Powell Joyce Readles Laurin Patten Susan Kelly Bill Springer</p> <p>Recreation Committee Chairperson, Brandon Huber Pat Hughes Lee Anderson Kevin Krueger Maria Karadzich</p> <p>Clubhouse/Pool Bookings Pat Hughes</p>	<p>Wyndham Lakes Subdivision NEIGHBORHOOD NEWS July/August 2024</p> <p>Town Hall Meeting Notes . . . The Board of Directors hosted a Town Hall meeting on June 23 followed by a potluck lunch. Topics covered during the town hall meeting: Updated contact information for the Board of Directors (BOB), Community Facebook page, upcoming neighborhood events, Committee reports, Pool updates, Overview of actions taken by the BOB during their first month in office. Recurring/upcoming/needed reports: Current Financials, Scope of meeting with SPLASH, Long term Capital planning, Financial goals, Possible community workshops, Club room renovations. If you were unable to attend the meeting and would like a copy of the power point emailed to you, please email wyndhamlakesnewsletter25@outlook.com.</p> <p>Community Engagement . . . A big thank you to Ashley Johnson for chairing the July 4 Independence Day Parade and the July 28 Back-to-School for Cream Social. Approximately 20 children and their families participated in both events. If you have ideas for future events, please reach out to someone on the Community Engagement Committee. Also, thank you to the Powell family for donating and placing the American flag at each residence to celebrate July 4th. A survey was decided on the Wyndham Lakes Community Discussion Facebook page, so if you have access to Facebook, please take a moment to participate in the survey.</p> <p>Recreation . . . Pool, Lake, Clubhouse, Tennis Courts . . . New signage has been installed at the pool with community rules. If you are loitering in the pool this means if you are in the water, not on the pool deck, drinks are not allowed. Alcohol and the pool . . . the Board of Directors third the alcohol ban at the pool this year. As the television ad says, "Please drink responsibly". Keep in mind that if you or a family member abuses alcohol and the third ban, your privileges may be suspended for use of the pool. Our subdivision pool is a family pool with individuals of all ages, be considerate of your neighbors. Alcohol impairs judgement, residents may not enter the water while under the influence of drugs or alcohol. Pool hours are from 8:00 a.m. – 10:00 p.m. Two new pool pumps and motors were installed (one had failed). To balance the system for better performance both pumps were replaced at a cost of \$4000.00. If you haven't volunteered to Open or Close the pool this year, a few opportunities remain. Opening dates remaining to be filled: 8/15, 9/1, 9/15, 9/29. Closing dates remaining: 9/1, 9/15, 9/22. Note: New families have been shouldering the responsibility for opening/closing this year, please consider helping!</p> <p>Clubhouse/Pool Bookings Lake – Biologists evaluated the quality of our community lake. The lake has an outbreak of Nuisal Pond Weed that needs to be dealt with soon to avoid further issues. The weed can be chemically treated and removing grass carp will help to maintain over the long term. A plan is being developed with low-cost options that would make further lake improvements to maintain this amenity. Recreation News continued page 2 . . .</p>
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YEAR IN REVIEW – Community Engagement

1. March – Egg Hunt
2. April – Yard Sale
3. June – Cookout & Potluck Social
4. July – Independence Day Parade
5. July – Back to School Bash & Ice Cream Social
6. October – Ladies Paint & Sip
7. October – Trick or Treat Kickoff

2024 Committees:
- Recreation
- Finance
- ACC
- Comm Engagement

YEAR IN REVIEW - Repairs

- Dishwasher (clubhouse)
- New water line to clubhouse
- Pool Sanders – cleaned
- Pool pump door repaired
- 2 Pool pumps/motors replaced
- Pool multi-port valve
- Pool Gate closer & new latch
- Pool Gate – battery backup
- Re-keyed pool doors
- Fixed Men's room leak
- New Pool Rules sign
- Clubhouse exterior repairs
- Pool fence repairs
- Front sprinklers fixed
- Dead trees removed
- Pool fire extinguisher

YEAR IN REVIEW – Recreation Committee

- 31 Clubhouse Bookings
(not counting Board meetings, Town Halls, or Committee meetings)
 - New- Pool Open/Close sign-up
 - Pool Open/Close checklist
 - Daily pool water testing
 - Lake quality evaluation by independent biologist
 - Tennis court drainage & repair evaluations
- Community Workdays:**
- Pressure wash playground
 - Replaced playground mulch
 - New drainage pool area
 - New clubhouse shrubs

YEAR IN REVIEW – Other Updates

- New AIO property manager
- GCEO Complaints ongoing
- Wyndham Woods owns fence
- WL Capital Budget developed
- Reviewed Reserves study
- Christmas Lights / decorations
- Retained new legal counsel
- Updated pool alcohol policy

Finance Committee

- Reviewed vendor contracts for improvements / savings (Splash, AIO, Grass King)

ACC Committee

- Requests Received – 57
- Requests Approved – 43
- Requests Denied – 10
- Requests Withdrawn - 4

2024 Unplanned Expenses

- 2024 Pool Repairs - Actual Expenses (\$10,000)
 - *2024 Pool budget = \$1,711*
- New Signage = \$750
- Tree Removal = \$2,100
- Clubhouse Dishwasher = \$800
- Sprinkler Repairs = \$1,000
- Water line to the clubhouse = \$5,600

Pool Repairs:
New pump + motor
New valves
Cleaned Sand filters
Fence repairs
Restroom water leak
???????

2024 Budget Year-End

ASSETS:

- Checking: \$14,996.09
- Reserves: \$63,336.99
- TOTAL: \$78,333.08

Outstanding Assessments:

- Annual Assessments not paid: \$ 711.57
- Special Assessments outstanding: \$ 3,313.14
- TOTAL: \$4,024.71

Expected - Capital Expenditures

d. Computation of Operating Budget and Assessment. Prior to the beginning of each fiscal year, the Board shall prepare a budget covering the estimated costs of operating the Property during the coming year, and the Board shall establish the annual assessment or installments for the coming year.

f. Capital Budget and Contribution. The Board may prepare an annual or multi-year capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect both to amount and timing by equal annual assessments over the period of the budget. The capital contribution required, if any, shall be fixed by the Board and included within the budget and assessment as provided in subparagraph (d) above.

Expected - Capital Expenditures

Category	Item	Est Cost	Target Yr	Life	\$17,200 2025	\$17,200 2026	\$17,200 2027	\$17,200 2028	\$17,200 2029	\$17,200 2030
		(\$113,900)								
Pool	Pool surface	(\$40,000)	2027		\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Pool	Tile repairs/replace	(\$4,000)	2027		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Pool	Pool pumps (2)	(\$6,000)	2029	5	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Pool	Pool motors (2)	(\$2,800)	2027	3	\$950	\$950	\$950	\$950	\$950	\$950
Pool	Pool Filters (20)	(\$3,000)	2029	5	\$600	\$600	\$600	\$600	\$600	\$600
Pool	Bathrooms	(\$2,000)	2025		\$300	\$300	\$300	\$300	\$300	\$300
Pool	Bathrooms	(\$2,000)	2026		\$300	\$300	\$300	\$300	\$300	\$300
Pool	Furniture	(\$8,100)	2026	9	\$900	\$900	\$900	\$900	\$900	\$900
Pool	Cover	(\$13,000)	2028	15	\$900	\$900	\$900	\$900	\$900	\$900
Clubhouse	HVAC	(\$5,000)	2028	10	\$500	\$500	\$500	\$500	\$500	\$500
Clubhouse	Roof	(\$8,000)	2028	16	\$500	\$500	\$500	\$500	\$500	\$500
Clubhouse	Exterior	(\$3,000)	2025	10	\$300	\$300	\$300	\$300	\$300	\$300
Clubhouse	Interior	(\$500)	2027	10	\$50	\$50	\$50	\$50	\$50	\$50
Clubhouse	Back wall windows	(\$4,000)	2025	20	\$200	\$200	\$200	\$200	\$200	\$200
Clubhouse	Furniture	(\$3,000)	2028	10	\$300	\$300	\$300	\$300	\$300	\$300
Clubhouse	Flooring	(\$8,000)	2029	15	\$550	\$550	\$550	\$550	\$550	\$550
Clubhouse	Appliance	(\$1,000)	2030	8	\$150	\$150	\$150	\$150	\$150	\$150
Ground	Maintenance	(\$500)	Annual		\$500	\$500	\$500	\$500	\$500	\$500
					2025 Exp	2026 Exp	2027 Exp	2028 Exp.	2029 Exp.	2030 Exp.
					(\$9,500)	(\$10,600)	(\$47,800)	(\$29,500)	(\$17,500)	(\$1,500)

Expected - Capital Expenditures

2025

- Clubhouse exterior
- Clubhouse back wall windows
- Pool restrooms

2026

- Pool furniture
- Pool restrooms

2027

- Pool resurfacing / tile
- Pool motors
- Clubhouse interior

Other Potential

- Clubhouse HVAC
- Clubhouse furniture, floors
- Pool cover

2025 Budget

- Comparable communities – considering size and amenities pay ~\$1200 annually
- W/L is a 35+ year old neighborhood
- Capital expenditures need to become a part of the budget in order to be prepared
- 2025 Planned capital expenditures:
 - Clubhouse exterior and back-wall windows
 - Pool restroom updates

Neighborhood Comps

■ Wyndham Woods:

- 142 homes - \$600/yr (\$85k budget)
- Amenities:
 - 1-pool (1/2 WL size) / 2 tennis courts / No clubhouse

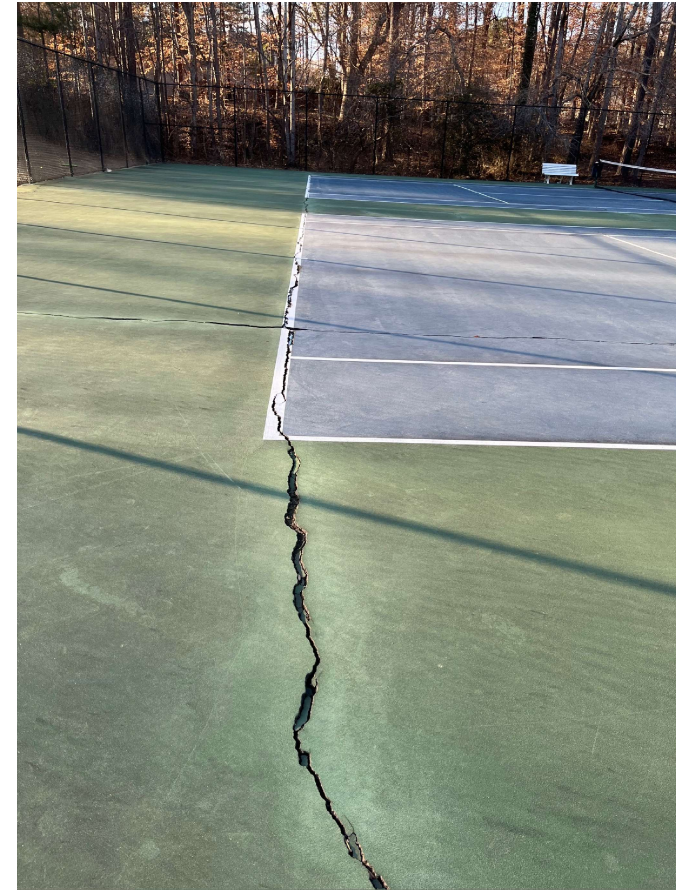
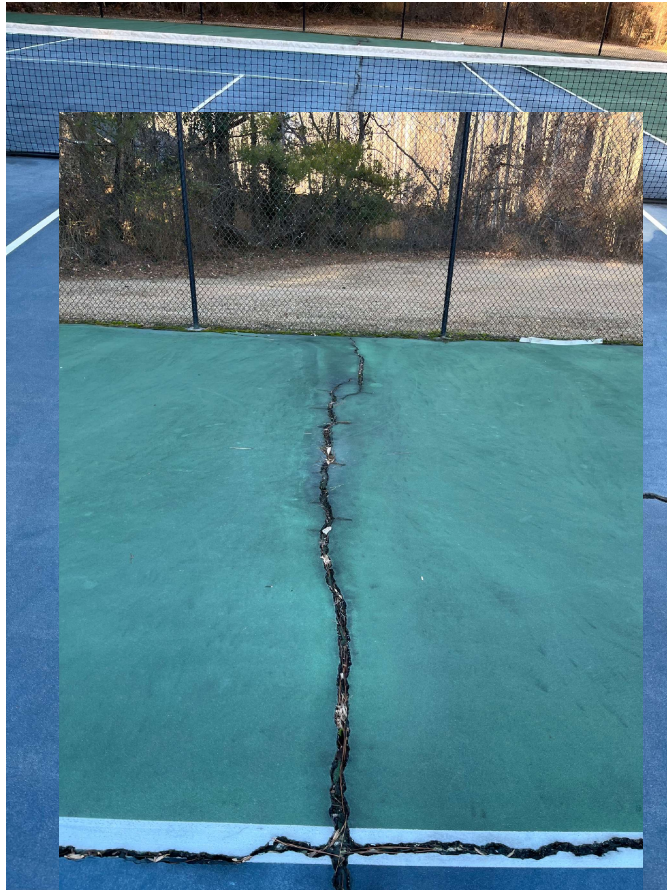
■ Calumet West

- 259 homes - \$425/yr (\$110k budget)
- Amenities
 - 1-pool (similar) / 2 tennis courts / Pavilion (no clubhouse)

Tennis Courts – current condition



Tennis Courts – current condition



Tennis Courts – current condition



Article III.
Board of Directors

(BY-LAWS)

BOD Responsibilities

C. Powers and Duties.

Section 15. Powers and Duties. The Board of Directors shall manage the affairs of the Association and shall have all the powers and duties necessary for the administration of the Property and may do all such acts and things as are not by the Act, the Declaration, the Articles of Incorporation, or these Bylaws directed to be done and exercised exclusively by the members. In addition to the duties imposed by these Bylaws, the Board of Directors shall have the power to and shall be responsible for the following, in way of explanation, but not limitation:

(c) providing for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility as defined in Paragraph 14 of the Declaration;

BOD Responsibilities

(COVENANTS)

14. MAINTENANCE RESPONSIBILITY.

a. Association's Responsibility. The Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, maintenance, repair, and replacement subject to any insurance then in effect, of all landscaping grass areas, paving and other improvements situated on the Common Property. The Association shall also maintain and keep in good repair all water and sewer pipes or facilities which serve the Common Property, to the extent that such pipes and facilities are not maintained by public, private, or municipal utility companies.

i Common Property means any and all real and personal property and easements and other interests therein, together with the facilities and improvements located thereon, now or hereafter owned by the Association for the common use and enjoyment of the Owners.

Amenity – 10 Year – Cost Comparison

-> Recognition of Joyce Beadles (Finance / Recreation Committee member):
Historical spending on amenities

Wyndham Lakes - Amenity Comparison											
<i>POOL - Actual</i>					<i>POOL - Projected</i>						
2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
\$ 11,293	\$ 9,084	\$ 8,062	\$ 10,840	\$15,352	\$13,990	\$14,425	\$16,125	\$16,750	\$18,350	\$18,950	
											10 Yr Total: \$ 153,221
											33.6%
<i>TENNIS - Actual</i>					<i>TENNIS - Projected</i>						
\$ 217	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,500	\$ 2,500	\$ 3,000	\$ 3,000	\$ 3,500	
											10 Yr Total: \$ 114,717
Tennis Repairs:	Complete re-build	Comment									
Court Makers:	\$95,000	2yr warranty									
Signature Tennis:	\$85,500	Includes drainage, electrical conduit, new posts/nets, keeps existing fencing									
Talbot Tennis:	\$106,800	Includes new fencing, posts and nets									

Amenity – 10 Year – Cost Comparison

Pool

- TOTAL = \$153,221 (+33.6% vs tennis)
- 2020 – 2024 (Actual) = \$ 54,631
- 2025 – 2030 (Projections) = \$ 98,590
 - Includes ~\$40k to re-surface / repair tile

Tennis

- TOTAL = \$ 114,717
- 2020 – 2024 (Actual) = \$ 217
- 2025 – 2030 (Projections) = \$ 114,500
 - Includes ~\$100K to make repairs needed

Tennis Repair Options

#1 – Repairs in 2026

- Pool resurfacing / tile
- Clubhouse furniture
- Clubhouse interior

#2 – 2025 Repairs (No Loan)

- Increase Annual Assessments to \$1,600 (+\$200 S/A)
- Balance of costs from Reserves

#3 – 2025 Repairs (LOAN)

- \$100k loan (bank minimum)
- ~9+/-% rate - - 7 years repay
- Estimated interest = \$45k

Tennis Repair Options

#4 – Remove Tennis

- ~\$90k+ cost
- Demolish, dispose, landscape
- Home values decline ~10%+/-

Removing the Tennis Courts - Considerations

#1 – There are current homeowners who do not use the pool but still pay dues. Many of them would use the courts if they were in proper condition.

#2 - The tennis courts, pool, clubhouse and other amenities are a sales tool to attract potential buyers. Tennis Courts are a key attraction to some – especially with popularity of Pickleball. Just like a pool or any other amenity offered, taking one away affects who is attracted to the neighborhood.

Steps to remove tennis courts

- HOA membership – super-majority vote to remove
- Tertiary Study, Engineering plans
- Secure Cobb County permit for removal
- Hire a professional demolition crew
- Removal & disposal of fencing
- Breaking up, grinding down and digging out courts
- Removal and disposal of court materials by hand
- Pass Cobb County inspections
- Hire landscape company for grading, filling soil, new sod
- Repair any damages to surrounding areas
- Update landscaping contract with expanded scope

Tennis Repair Options

#1 – Repairs in 2026

- Pool resurfacing / tile
- Clubhouse furniture
- Clubhouse interior

#2 – 2025 Repairs (No Loan)

- Increase Annual Assessments to \$1,600 (+\$200 S/A)
- Balance of costs from Reserves

#3 – 2025 Repairs (LOAN)

- \$100k loan (bank minimum)
- ~9+/-% rate - - 7 years repay
- Estimated interest = \$45k

2025 Budget Planning

Wyndham Lakes - HOA					
2025/2026 Budget Options					
84	Budget Option #1				
	Repair Tennis Courts 2026				
Annual Assessments / home	\$1,200	\$1,300	\$700		
Special Assessments	\$200	\$200	\$200		
	2025	2026	2024		
<u>INCOME:</u>	Budget	Budget	Budget	Actual	'24 Act vs. '25 Budget
Annual Assessments	\$100,800	\$109,200	\$59,135	\$57,888	74.1%
Special Assessments	\$16,800	\$16,800	\$0	\$13,672	22.9%
Other Income	\$0	\$0	\$0	\$2,189	-100.0%
Reserve Interest	\$400	\$0	\$0	\$0	#DIV/0!
TOTAL INCOME:	\$118,000	\$126,000	\$59,135	\$73,748	60.0%

2025 Budget Planning

Option #1:

1. Build up Reserves 2025
2. Collect 2026 Annual Assessments
3. Pull portion of Reserves to make repairs in late 2026
4. Annual assessments as needed

EXPENSES:	Budget	Budget	Budget	Actual	'24 Act vs. '25 Budget
Clubhouse	\$350	\$400	\$250	\$789	-55.6%
General & Admin.	\$26,360	\$27,248	\$20,520	\$23,063	14.3%
LOAN PAYMENT	\$0	\$0	\$0	\$0	#DIV/0!
Ground Maintenance	\$9,400	\$9,900	\$7,200	\$8,062	16.6%
Maintenance	\$3,350	\$3,350	\$2,150	\$11,725	-71.4%
Pool	\$13,990	\$14,425	\$11,326	\$15,352	-8.9%
Lake	\$1,000	\$500	\$0	\$0	#DIV/0!
Utilities	\$8,500	\$8,950	\$7,800	\$10,325	-17.7%
Tennis					
Tennis Repairs	\$0	\$105,000	\$0	\$0	#DIV/0!
Pull from Reserves	\$0	(\$65,000)	\$0	\$0	#DIV/0!
Total Tennis	\$0	\$40,000	\$0	\$0	#DIV/0!
Reserves					
Emergency Reserve Contr:	\$35,000	\$0	\$9,889	\$0	#DIV/0!
Cap. Exp. Reserve Contr:	\$17,200	\$17,200	\$0	\$0	#DIV/0!
Total Reserves:	\$52,200	\$17,200	\$9,889	\$0	#DIV/0!
TOTAL EXPENSES:	\$115,150	\$121,973	\$59,135	\$69,316	66.1%
Net Operating Inc (Loss):	\$2,850	\$4,027	\$0	\$4,432	-35.7%

RESERVES:		
Em. Reserve Balance:	\$50,000	\$92,700
Em. Reserve Contribution:	\$35,000	\$0
RESERVE CHANGE:	\$0	(\$65,000)
Cap. Reserve Contribution	\$17,200	\$17,200
Cap. Reserve Exp:	(\$9,500)	(\$10,600)
Net Capital Reserves:	\$92,700	\$34,300

2025 Budget Planning

Budget Option #2				
Repair Tennis Ct 2025 - No loan				
\$1,600	\$1,400		\$700	
\$200	\$0		\$200	
2025	2026	2024		
Budget	Budget	Budget	Actual	'24 Act vs. '25 Budget
\$134,400	\$117,600	\$59,135	\$57,888	132.2%
\$16,800	\$0	\$0	\$13,672	22.9%
\$0	\$0	\$0	\$2,189	-100.0%
\$400	\$0	\$0	\$0	#DIV/0!
\$151,600	\$117,600	\$59,135	\$73,748	105.6%

2025 Budget Planning

EXPENSES:	2025	2026	2024		'24 Act vs. '25 Budget
	Budget	Budget	Budget	Actual	
Clubhouse	\$350	\$400	\$250	\$789	-55.6%
General & Admin.	\$26,360	\$27,248	\$20,520	\$23,063	14.3%
LOAN PAYMENT	\$0	\$0	\$0	\$0	#DIV/0!
Ground Maintenance	\$9,400	\$9,900	\$7,200	\$8,062	16.6%
Maintenance	\$3,350	\$3,350	\$2,150	\$11,725	-71.4%
Pool	\$13,990	\$14,425	\$11,326	\$15,352	-8.9%
Lake	\$1,000	\$500	\$0	\$0	#DIV/0!
Utilities	\$8,500	\$8,950	\$7,800	\$10,325	-17.7%
Tennis					
Tennis Repairs	\$100,000	\$2,500	\$0	\$0	#DIV/0!
Pull from Reserves	(\$50,000)	\$0	\$0	\$0	#DIV/0!
Total Tennis	\$50,000	\$2,500	\$0	\$0	#DIV/0!
Reserves					
Emergency Reserve Contr:	\$18,000	\$28,000	\$9,889	\$0	#DIV/0!
Cap. Exp. Reserve Contr:	\$17,200	\$17,200	\$0	\$0	#DIV/0!
Total Reserves:	\$35,200	\$45,200	\$9,889	\$0	#DIV/0!
TOTAL EXPENSES:	\$148,150	\$112,473	\$59,135	\$69,316	113.7%
Net Operating Inc (Loss):	\$3,450	\$5,127	\$0	\$4,432	-22.2%

Option #2:

1. Raise Annual assessments in 2025 enough to cover repairs late 2025
2. Annual assessments in 2026 drop back down to level needed to maintain normal operations, cover capital expenses and build reserves

RESERVES:		
Em. Reserve Balance:	\$50,000	\$25,700
Em. Reserve Contribution:	\$18,000	\$28,000
RESERVE CHANGE:	(\$50,000)	\$0
Cap. Reserve Contribution	\$17,200	\$17,200
Cap. Reserve Exp:	(\$9,500)	(\$10,600)
Net Capital Reserves:	\$25,700	\$60,300

2025 Budget Planning

Budget Option #3				
Repair Tennis Ct 2025 - Loan				
\$1,200	\$1,200		\$700	
\$100	\$200		\$200	
2025	2026	2024		
Budget	Budget	Budget	Actual	'24 Act vs. '25 Budget
\$100,800	\$100,800	\$59,135	\$57,888	74.1%
\$8,400	\$16,800	\$0	\$13,672	-38.6%
\$100,000	\$0	\$0	\$2,189	4468.6%
\$400	\$0	\$0	\$0	#DIV/0!
\$209,600	\$117,600	\$59,135	\$73,748	184.2%

2025 Budget Planning

	2025	2026	2024		
EXPENSES:	Budget	Budget	Budget	Actual	'24 Act vs. '25 Budget
Clubhouse	\$350	\$400	\$250	\$789	-55.6%
General & Admin.	\$26,360	\$27,248	\$20,520	\$23,063	14.3%
LOAN PAYMENT	\$13,818	\$21,636	\$0	\$0	#DIV/0!
Ground Maintenance	\$9,400	\$9,900	\$7,200	\$8,062	16.6%
Maintenance	\$3,350	\$3,350	\$2,150	\$11,725	-71.4%
Pool	\$13,990	\$14,425	\$11,326	\$15,352	-8.9%
Lake	\$1,000	\$500	\$0	\$0	#DIV/0!
Utilities	\$8,500	\$8,950	\$7,800	\$10,325	-17.7%
Tennis					
Tennis Repairs	\$105,000	\$2,500	\$0	\$0	#DIV/0!
Pull from Reserves	\$0	\$0	\$0	\$0	#DIV/0!
Total Tennis	\$105,000	\$2,500	\$0	\$0	#DIV/0!
Reserves					
Emergency Reserve Contr:	\$9,000	\$10,000	\$9,889	\$0	#DIV/0!
Cap. Exp. Reserve Contr:	\$17,200	\$17,200	\$0	\$0	#DIV/0!
Total Reserves:	\$26,200	\$27,200	\$9,889	\$0	#DIV/0!
TOTAL EXPENSES:	\$207,968	\$116,109	\$59,135	\$69,316	200.0%
Net Operating Inc (Loss):	\$1,632	\$1,491	\$0	\$4,432	-63.2%

Option #3:

1. Secure a loan to cover repair costs
2. Raise Annual assessments to level needed for loan payment, reserves and annual capital expenses going forward

RESERVES:		
Em. Reserve Balance:	\$50,000	\$66,700
Em. Reserve Contribution:	\$9,000	\$10,000
RESERVE CHANGE:	\$0	\$0
Cap. Reserve Contribution	\$17,200	\$17,200
Cap. Reserve Exp:	(\$9,500)	(\$10,600)
Net Capital Reserves:	\$66,700	\$83,300

Tennis Repair Options

#1 – Repairs in 2026

- Pool resurfacing / tile
- Clubhouse furniture
- Clubhouse interior

#2 – 2025 Repairs (No Loan)

- Increase Annual Assessments to \$1,600 (+\$200 S/A)
- Balance of costs from Reserves

#3 – 2025 Repairs (LOAN)

- \$100k loan (bank minimum)
- ~9+/-% rate - - 7 years repay
- Estimated interest = \$45k

2025 Budget –

Voting

**ELECTION –
2025 Open Board Position**

Election – Open Board Position

- 3-Year Term (2025 – 2027)
- Dale Powell's term has expired
- Nominees:
- Floor Nominations:
- Position voted on at first board meeting

**ELECTION –
2025 Open Board Position**

Voting

Violations:

- ❖ Two GCEO cases still unresolved
- ❖ Investigator evaluating if rules are equally enforced
- ❖ Prior to middle 2024 – AIO Ride-thru's stopped and violations not reported
- ❖ Recent years – violations were not evenly reported
- ❖ Board has re-written notices and allowed more time for repairs to be made / communication updates

Violations – Trash Can

AMENDED AND RESTATED DECLARATION OF COVENANTS,

11. USE RESTRICTIONS.

j. Rubbish, Trash, and Garbage. All rubbish, trash, and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate therein. No garbage or trash shall be placed on the Common Property, temporarily or otherwise, except as provided herein. Rubbish, trash, and garbage shall be disposed of in appropriate sealed bags and placed in proper receptacles for collection. No such receptacle or rubbish, trash or garbage shall be placed upon the curb adjacent to a Lot more than twelve (12) hours before such items are scheduled to be collected. All receptacles shall be removed within twelve (12) hours of the time upon which rubbish, trash, and garbage was scheduled to be collected or removal from the Lot. When the trash receptacle is not at the curb during the permitted hours, it must be kept in the garage or on the Lot in a location completely out of sight from any street and all adjacent Lots The Board may establish additional regulations regarding placement of trash cans for pick-up.

Violations – Trash Can

Options: (placed side of house)

Enclosures / Screens:

- Privacy wood – stained
natural wood color
- L-shape not larger than
4'W x 6'L x 6' H

Native plants / bushes



Submit ACC request

Pool Updates

- New Gate Closer & battery backup
- 2025 – Planned schedule
 - Open -> Mid-May
 - Close -> Mid-September
- 2025 – Opening / Closing
 - Need volunteers who are willing to help next year
 - Working on chemical testing process / training plan
 - Communication system between Splash & volunteers
- Reporting of issues or Non-Resident usage (BOD)

Contacts:

Pat Hughes

phughes4@bellsouth.net

678-938-1423

Kevin Krueger

kkruieger77@gmail.com

Q & A

VOTING:

Open Board Position Election:

Nominations: Yarellis Higgins & Steve Reilly

Winner: Yarellis Higgings

2025 Proposed Budget:

Approved - 40 votes

Reject - 10 votes

(60% approved Option 'B' for timing & funding)