

**Ennisbrook Community
HOA Board Meeting
Start Time--6:43pm -7:44pm**

March 22, 2023

Brawner Hall: Open Session

Board Members Present: President- Jamie Ralston, Vice President- Paul Allen, Treasurer- Anne Francissen, Secretary- Shayla Snipes, At-Large- Jennifer Lalk, and AIO Rep.-Vincent Costa.
Residents were asked to provide pre-submitted questions.

MEETING AGENDA

- Call to Order & Establish Quorum
- Board of Director Introductions
- Board Nominee Introductions
 - Natalie Moore (On ballot)
 - Edward Welch (Write in candidate)
 - Jamie Ralston (Incumbent)
 - Jennifer Lalk (Incumbent)
 - Ken Hymes (Write in candidate)
 - Anne Francissen (Incumbent)
- Ensure that you send AIO your email to ensure that you are getting all information
 - Presidents Report
 - Financial Report
 - Election Voting
 - Pre-Submitted Homeowner Questions & Topics
 - Election Results

Presidents' Report: 2022 In Review:

- **Water & Sewer Responsibility:** Anne, Shayla, Jennifer and I met with the City of Smyrna to review property plats and water and sewer responsibility. The City of Smyrna believes that the mains under our private streets are the Associations to maintain and anything from the meter to a homeowners home is the homeowners responsibility. We have sought out Legal Counsel from a firm specializing in Municipal Law and in the interim have put a process together when issues occur like they did in Q4 2022. Retainer of up to \$2000 which was budgeted for this year.
- **Management Company Change:** After concerns with poor performance, the Board sought out alternative representation and a variety of quotes from local/national management companies ultimately deciding to transition to All-In-One.
- **Multi-Phase Perimeter Fence Repairs (~\$8000/April, July, Jan):** Over the span of 2022 and Q1 2023 three phases of perimeter fence repairs have been completed. This includes perimeter fences in homeowners yards that were reported as needing repair.
- **Tennis Court Tree Removal/Pruning (~\$825/May):** One diseased tree was completely removed and the canopy of the remaining trees were elevated to help reduce pine needles from damaging the court.
- **Tennis Court Resurfacing (\$8910/May):** Cleaned, filled cracks, resurfaced, and repainted tennis court.

- **Clubhouse Sprinkler System Repairs (~\$4370/May):** A significant repair/replacement of the Sprinkler system was completed once the Board was made aware the system was not functional.
- **Clubhouse Drywall, Painting and Pump Room Mold Removal (~\$4000 / July):** Leaking in the flashings of the chimney and pool pump room were repaired. Mold removal and treatment was completed. New drywall was installed where needed and the entire interior of the Clubhouse main area was repainted, and clubhouse was cleaned and staged for Homeowners to reserve.
- **Storm Drain Repairs (\$2000/July):** Erosion caused a large hole in the concrete wall of a storm drain near the pool parking lot. Due to safety concerns the repair was completed and all other storm drains were inspected and confirmed to be in good working order.
- **Incorporation of Empire Parking Services (No cost to the association/ Oct):** EPS has been contracted to immobilize several vehicles
- **Dues Assessment Adjustment for 2023:** Increased by \$50 a year to bring the total annual due amount to \$900
- **Exit Gate Rebuild/Replacement:** Thank you for your patience as AIO negotiated with the insurance company.
 - Insurance Payout: \$13,660 after countering
 - Gate Replacement: \$14,420 after seeking additional discounts from a preferred vendor
 - Gap covered by the association: ~\$760
-
- **Clubhouse Rebuild:** Still a very fluid situation as we are working with multiple contractors to secure quotes and the insurance company to secure additional payment. AIO has been negotiating with the contractors and insurance company to help position the association for the greatest payout and the lowest out of pocket expense for the non-covered items as part of this claim.
 - Initial Insurance Payout: ~\$37,200; We expect to receive an additional payout when furniture and security system is replaced
 - Association Out of Pocket for damages not covered by claim: ~ \$15,000
 - Repair Termite & Rotten Wood: ~\$12,000
 - Termite Treatment, Termite Bond, Pest/Rodent Control: \$1290
 - Sprinkler Break Repair: \$1725

2023 Priorities:

- **Clubhouse Interior Rebuild:** Ongoing as we work to secure updated quotes and additional payouts from the insurance agency.
- **Water & Sewer Responsibility:** Ongoing as we receive feedback and recommendations from the Attorney.
- **Major Common Area Tree Work:** Multi-phase project. Quotes for initial phase to remove dead, diseased or dying trees and lift canopies in the roadway on Ennisbrook are coming in around ~\$7000. Additional phases will be needed to address other tree issues over the next year.
- **Landscape Upgrades (\$9,273/ Ongoing through Spring):** We have already approved pruning, plant and flower bed upgrades around the pool area. When appropriate new trees will be planted to replace ones that have been removed over the years along

common areas. We are also reviewing options with Cobb County to address the standing water on the Nature.

- **Retention Pond Repairs/Clean Out/ Fence Repairs:** Estimated cost for clean out and repairs is \$11000 with quarterly maintenance available for \$2300 annually. Fence repair quotes being secured but would likely be scheduled after pond work.

Financial Report



Ennisbrook Community Association, Inc.
Balance Sheet By Fund
Posted 12/31/2022

		Operating	Reserves	Total
Assets				
<u>Cash</u>				
10000	Checking-Operating	69,591.24		69,591.24
<u>Total Cash</u>		<u>69,591.24</u>		<u>69,591.24</u>
<u>Reserves</u>				
12000	MMA-Reserve		172,640.23	172,640.23
<u>Total Reserves</u>			<u>172,640.23</u>	<u>172,640.23</u>
<i>Total Assets</i>		<u><u>69,591.24</u></u>	<u><u>172,640.23</u></u>	<u><u>242,231.47</u></u>
Liabilities & Equity				
<u>Liabilities</u>				
21000	Prepaid Owner Assessments	31,596.21		31,596.21
<u>Total Liabilities</u>		<u>31,596.21</u>		<u>31,596.21</u>
<u>Equity</u>				
35000	Retained Earnings	22,476.05	161,280.08	183,756.13
	Net Income	15,518.98	11,360.15	26,879.13
<u>Total Equity</u>		<u>37,995.03</u>	<u>172,640.23</u>	<u>210,635.26</u>
<i>Total Liabilities & Equity</i>		<u><u>69,591.24</u></u>	<u><u>172,640.23</u></u>	<u><u>242,231.47</u></u>



Ennisbrook Community Association, Inc.
 Balance Sheet By Fund
 Posted 02/28/2023

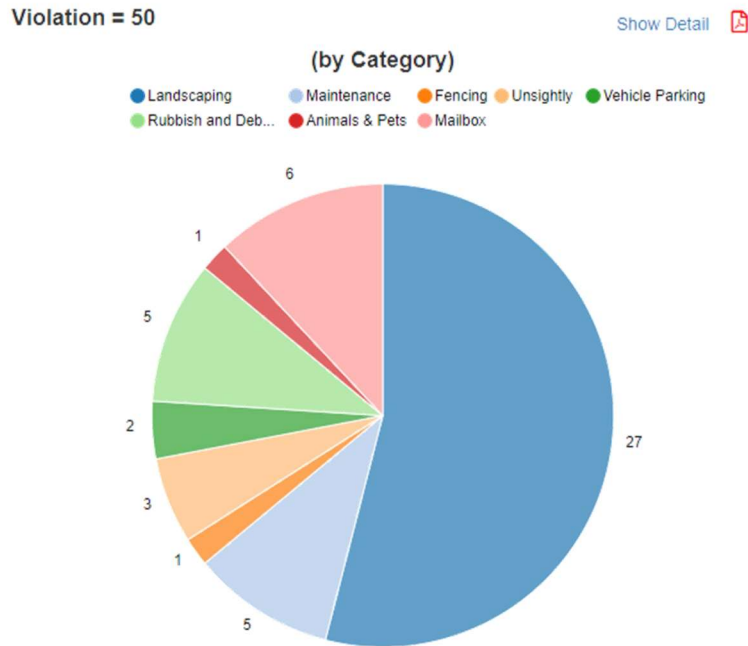
		Operating	Reserves	Total
Assets				
<u>Cash</u>				
10000	Checking-Operating	101,525.92		101,525.92
<u>Total Cash</u>		101,525.92		101,525.92
<u>Reserves</u>				
12000	MMA-Reserve		177,861.52	177,861.52
<u>Total Reserves</u>			177,861.52	177,861.52
<i>Total Assets</i>		101,525.92	177,861.52	279,387.44
Liabilities & Equity				
<u>Liabilities</u>				
21000	Prepaid Owner Assessments	4,897.42		4,897.42
<u>Total Liabilities</u>		4,897.42		4,897.42
<u>Equity</u>				
35000	Retained Earnings	35,405.13	172,640.23	208,045.36
	Net Income	61,223.37	5,221.29	66,444.66
<u>Total Equity</u>		96,628.50	177,861.52	274,490.02
<i>Total Liabilities & Equity</i>		101,525.92	177,861.52	279,387.44

Pre-Submitted Questions

- ▪ Some Residents continue to violate Covenants by repeatedly parking their vehicles in the street all night. What are you doing about it and what is the status of the parking management company?
- ▪ Why hasn't anything been done regarding the tree limbs hanging into the street?
- ▪ During a recent meeting, a commitment was made by Management to access the nuisance conditions that exist in the drainage ditches behind Hidden Trial. Has anything been done?

- Is a Homeowner allowed to use their basement for rental property? If not, would how would this violation be enforced? Would this classify the home as a multi-family property?

Open Current Violations



- Some Residents continue to violate Covenants by repeatedly parking their vehicles in the street all night. What are you doing about it and what is the status of the parking management company?
 - Residents are getting their notices via email. Residents get several notices regarding the fines, booting, towing before any actions are taken.
- Why hasn't anything been done regarding the tree limbs hanging into the street?
 - Ongoing care is happening to be proactive to maintain upkeep of trees. Currently getting more quotes from companies that are capable of cutting above 6ft. Current landscape company does not cut trees above 6ft.
- During a recent meeting, a commitment was made by Management to access the nuisance conditions that exist in the drainage ditches behind Hidden Trial. Has anything been done?
 - Acquiring quotes and working with City to upkeep the draining, retention pond.

Is a Homeowner allowed to use their basement for rental property? If not, would how would this violation be enforced? Would this classify the home as a multi-family property?

- We do not have a rental cap. Residents would have to get with legal to draft a new amendment to the bylaws in order to implement a leasing cap in effort limit rental properties in the community

Extra Questions:

- Can resident see open current violations?
 - Yes, log into the portal to see the breakdown of violations. AIO drives through at least once a month to catch violators.
- A resident asked if board knows how many renters are in the neighborhood.
 - RMS provides board with monthly updates.
- Resident asked if there were any major expensive in 2021. Resident specifically asked about the contract regarding the playground.
 - Jamie found the contract for the playground
- Resident asked if clubhouse sprinklers were the cause of the busted pipes and if the cost to replace the sprinkler system is covered through insurance?
 - The sprinkler system was not the cause of the damages in the clubhouse and the replacements are not covered by insurance.
- Do we need a company for termite?
 - There previously were no termite bond/coverage. Quotes have been secured and a vendor has been selected.
- Resident asked about a broken window at the clubhouse?
 - The window was broken by the fire department in order to access the building. The broken window is being covered during the renovation.
- Resident asked about cameras not working properly?
 - When the clubhouse was damaged due to the pipe damage/winter storm, wiring for the cameras were destroyed. There are updated quotes that were sent to the insurance company due to the cameras being damaged during the freeze so they will be covered during the renovation.
- A resident had a question regarding the pest control. Did we have pest control at the clubhouse?
 - There was no pest control bond prior to the damages but since then, rodent damage was discovered. A new pest control vendor has been secured.
- A resident stated that there is not much access to the board members so they can be contacted.
 - Board will create an email address which provides direct access to members.
- A resident stated that he was told that his property stops in the middle of the street and asked about parking in the middle of the street?
 - The covenants were read highlighting bylaws regarding parking regulations.

Election Results:

2023 Ennisbrook Board of Directors:

Paul Allen

Shayla Snipes

Natalie Moore

Anne Francissen

Edward Welch