September 23, 2025 HOA board meeting

10:03 Pre-meeting with residents concerning alleged Code violations-

Dalton and Cindy Davis requested a meeting to discuss several alleged violations by their neighbors the Ezells

Dalton gave us all a packet of grievances:

-Read Article VI, 6.9 (75 day violation)

-Read Article VI, 6.9 car on street (various times with pictures)

The Davis suggested parking by the boat ramp

-trash cans left a full 7 days on the street

-uses the front yard like a dirt driveway

-Lot maintenance is not high quality

Dalton and Cindy suggested that we need a better violation policy.

Tim said he has visited with Tommy about boat parking on the dri22w2eway2times. Every time Tommy put his boat lway, but it reappears a few days later

Al asked a question for clarification, you have well documented the violations, but have you talked to the Ezells about these issues. The Davises have talked to Tommy and they have asked people parked on the street to move and the drivers acquiesced.

Tim asked what the main issue was for the Davises. Dalton said the main issue is the parking followed by the boat parking on the driveway. Tim thanked the Davises for coming in.

The Davis' left and the discussion by the board continued. Paul said we need to step in & mediate. The Davises have done due diligence on these issues.

Tim has talked about the boat and yard issues, but he did not know there were so many different complaints (such as trash cans, drive thru yard).

Paul, who drives a large diesel pusher, verified that people parking on PR 5942 present a problem navigating the intersection of 5942/5944/5945.

Al said parking on the street and boat storage are the top issues.

Tim suggested a break at 10: 40

Board meeting resumed at 10:48

Updating the Declaration, Bylaws, Articles of Incorporation

As a separate issue, which is not at all required, Tim has gone through Bylaws, Articles of Incorporation & CCRs removing references to the developer, making it easier to understand. Tim made changes based on the board's input.

Paul stated we should bring these changes to the residents. Tim stated that was the plan. Since he was the one doing all the revisions, he wanted to get the board to weigh in before approaching the members.

Al agreed that we need to review the changes and bring them to the residents.

Tim said that we need to get legal advice before the changes are presented to the residents. Tim wants a simple conversation with legal counsel to see if what we are doing is the right way to proceed. Tim disagreed with sending the changes to go to the members. He does not want to send out all the documents and find out that he had not followed legal requirements. He wants to make sure we are on the right track before getting the entire membership involved. He will not proceed without some legal guidance.

Paul said that we should send the changes to the residents first before getting legal advice.

Al said that sounds great. He believes that only 10% will respond, but we still need to ask.

A lengthy discussion back and forth about how to proceed with the changes.

Paul made a motion to table the discussion until our next meeting. Ardeth seconded. All voted yes.

Paul said that we should mail or give the changes to the property owners.

Since the discussion of the covenants was tabled, Tim said we need to discuss the Davis' issues.

Paul suggested that we send a certified letter. Deb was to compose a letter concerning complaints. Paul thinks the letter should be sent before we meet with the Ezells.

Tim, Al and Deb plan to visit with the Ezell's. Tim will call to get a date and we will meet beforehand to discuss the Ezell meeting.

Tim wrote and the board reviewed possible procedures for Noncompliance of covenants:

1) Verbal warning to resident
2) Notice of noncompliance
3) Certified letter stating complaints
4) Fines

Adjourned at 11:59