

CHATTAHOOCHEE LANDING SUBDIVISION  
BOARD OF DIRECTORS  
MEETING MINUTES 3-29-08  
EXECUTIVE SESSION

Board Members Present:

Brittany Vincente – President

David Suddoth – Treasurer

Marcella Dew – Secretary/ACC

Quorum: Yes

Brittany Vincente motioned to open the meeting and welcomed all the board members.

The first order of business was the 2008 budget. The budget was discussed and reviewed once again with all the board members. Final quotes had come in on some of the special projects for the year so the Board could firm up the budget with definite numbers. The Board approved the budget and noted that it would be submitted to the homeowners at the annual meeting.

David Suddoth brought up the fact that the Covenants & Bylaws were in the process of being amended. The Lueder Law Firm had sent over a template for both documents in addition to resident consent forms so that approval may be gained from the neighborhood. The Board still needs to have a meeting with Brendan Hunter – an attorney with the Lueder Law Firm to finalize the documents before submitting them to the neighborhood. The Board had approved moving forward with the Covenants & Bylaws outside of a Board meeting and for recording purposes the vote was confirmed and passed unanimously.

Brittany Vincente noted that elections were going to be held the next day. Brittany was not going to be able to attend due to her work schedule. She appointed David Suddoth, Treasurer to act as the Chair at the meeting and act on her behalf on all matters related to the Board.

The Board discussed that the covenants state that anyone who pays their dues late can have all rights in the association taken away. This includes voting rights. The Board agreed that since that is what the covenants state – then it must be acted upon. Anyone who paid their dues late would be under the 60 day rule.

It was noted that Caldwell Tree Service had completed the retention pond #2 maintenance. All the trees and brush were taken out of the pond. It was found that as feared the drain had started to back up and there was a reverse water flow in that area. There would need to be further maintenance including taking all the silt out of the bottom of the pond. It was also noted that during the cleanout one of the residents – Paula Rayl – had taken pictures of the cleanout and was threatening a lawsuit and telling the

contractors that she would sue. Brittany Vincente had spoken to the attorney about her actions. Luckily, the company continued the work without delay. The attorney stated that Ms. Rayl was interfering with a contractual agreement and if the work had not been completed due to her actions she would be responsible for damages to the association. Brittany Vincente met with the owner of the company – because he wanted to ensure that everything had gone according to plan. The attorney once again confirmed our right to clean out the pond since it benefits the entire neighborhood and half the neighborhoods water flows into that pond.

David Suddoth noted that all the documents for 2006 & 2007 were at the accountants office undergoing an audit. Previously David had been charged with hiring an auditor and getting the documents to them. He presented the estimate to the board and the board noted that the funds had been approved. An audit is required according to our bylaws.

David said that the 2007 tax return was being filed.

Brittany Vincente noted that she had wanted to put one last newsletter out to the neighborhood but hadn't had the time to do so.

Brittany Vincente thanked the Board for serving with her the past year and for all the wonderful accomplishments that had taken place. This would be the last time that the board would meet together.

David motioned to close the meeting. Marcella seconded. Motion carried.