

9/13/22 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. at Nathan's house. Attending were Board Members: George Martin, Judy Shreve, Wade Harris, Nathan Bales, and Jim Desnoyers, with Phil Triece participating via speaker phone.

Guest Attendees: The first item of business was hearing from Rick Farrand (and wife), who presented their case for not being fined for putting up solar panels before having architectural approval from the Board. He noted that his contractor told him that the approval had been obtained. He later filed for the approval and it was granted. They had received a letter from CEPCO that they would be fined. George noted past problems with this contractor. Phil noted that the work was halted before the panels were put up, only frames, and that the owner made the decision to proceed without permission and told Wade that the contractor was only an hour from finishing, and that he would remove the panels if approval was denied. Phil's concern was that without even a small fine, it was a bad precedent for future resident construction without approval. First offense fine is only \$25. Four members of the Board approved the motion not to fine the resident with Phil and Wade voting against the motion.

Management: No report from Dale who was absent due to family matters. Wade discussed the financials. George noted considering \$310 for dues since we may need \$10 more than \$300 discussed at last meeting due to drainage ditch clearings the HOA may undertake such as east of Mako Dr. Wade noted that ditch was in worse shape than 3 years ago and was awaiting a quote from Bill Aldridge. George noted Long Pointe HOA currently is willing to pony up for their share of ditch. Phil and Wade discussed the uncertainty of the amount of ditches the County would maintain, especially the northern ditch. Wade is to check with County to clarify. Phil noted that without clarity on County's degree of ditch maintenance, it was premature for the HOA to decide on taking on ditch maintenance from owners. He noted that at the last meeting the vote was to drop dues to \$300 if our receipt of funds from the MacKenzie court distribution exceeded \$50,000 (it did) and the Drainage Special Projects would be reduced to balance. After discussion, there was a unanimous vote to go with dues at \$300, as before.

Communications: Wade noted a complaint of an ugly TV antenna at Tropic Ct, which photos confirmed. Given uncertainty over the HOA's authority to regulate it, Wade is to contact our attorney Charles for guidance.

Drainage: Phil noted a pipe of 20' or so discovered to be metal, running from Mako Dr westerly to a junction box. We will need to camera it to assess its condition.

Landscaping: Judy noted pampas grass at Alexis Ct that Steve is to remove since it blocks traffic.

New Business: Rita, Judy, and Wade are up for re-election. Judy to speak to Rita to see if she wants to continue of the Board. Wade noted he may have a good candidate to serve. Board members reviewed the new house plans submitted for approval for the MacKenzie lot.

Next meeting will be our Annual Meeting on Saturday, October 8th at Myrtle Grove EPC, the same as last year, which Phil secured for 8:30 – 11:30 am.

Meeting adjourned at 8:10 p.m.

Respectfully submitted by Phil Triece