

**Glenlakes Unit One Property Association  
POA Board Meeting Minutes  
July 11, 2023  
Glenlakes Clubhouse**

**Attendees:** Sara Filley, President  
Scott Wiginton – Vice President  
Robin Walker – Treasurer  
Bob VanDeWege – Secretary  
Larry Ballard – Board Member (phone)  
Ken Fletcher – Board Member  
Donna Lowe – Board Member  
Wayne Butler  
Paul Serina  
Val Hay  
Richard Santmyer

Sara Filley called the meeting to order at 3:00 p.m.

Demonstration of Possible **Homeowner Portal** by Lisa Bryant, FOLA llc.  
The portal would make the management of the community easier and maintain a chain of custody for years to come for future boards. Our POA Records will not be lost and the transition to new board members will occur much easier and quicker.

**Welcome Committee:** We have tried to meet our many new homeowners. We have 4 Events in the planning stages to continue to meet and get to know our neighbors in GLU1.

Glenlakes Unit 1 **POA Meet & Greet**  
**July 29** from 3-5 at the Clubhouse

Glenlakes Unit 1 **Football Kickoff Party** (Wear your Team colors)  
**August 19** from 3-5 at the Clubhouse  
Order Appetizers from the GL Pub, have everyone pay a few dollars to cover the cost  
Individuals would purchase their drinks.

Glenlakes Unit 1 **Donuts & Coffee**  
**Sept 16** from 8-10 am  
Lakeview Estates POA Pavilion  
Bring your Coffee, \$1 per donut.

Rain: move into Glenlakes Pub  
(MGA's club championship; tee off at 8. If the weather is bad and they are delayed and in the clubhouse, could also be a tiny chaotic)

**January** schedule **Block Party**  
Outside in Cooler weather

**Beautification Committee:** will maintain the Carnoustie Place sign.

Five Christmas wreaths are the only decorations we have at this time. Sue Vosloh will try to get more volunteers and get estimates for fixing edging and then adding new mulch.

**Nominating Committee:**

We are asking for volunteers to serve on the Nomination Committee for March 2024 POA Board Election. If you are willing to volunteer, Please email it to [glenlakespresident@gmail.com](mailto:glenlakespresident@gmail.com)

**Security Committee:** Once CR12 entrance Security Camera is installed. It will secure all our entrances. Per Dan and Larry, materials have been ordered and waiting for them to arrive to start the install.

Sara asked: should we check if homeowners are eligible for a discount on insurance premiums once all entrances secure? Do we need additional signage, indicating that we have video surveillance? Ken Volunteered to contact insurance companies and ask.

**ARC Committee:** Update from 6/20 to today 7/11/23 when Sara Started to Track Request and Compliance

13 ARC requests from residents for property improvements

16 Compliance emails sent to residents. Majority were regarding overnight street parking and trash cans visible from the road.

**If you have a New or Open ARC Request please email it to [glenlakespresident@gmail.com](mailto:glenlakespresident@gmail.com)**

C- Spire: fiber optic company is currently taking orders.

Lakeview Estates plans to check with EMC to clean and paint the electrical poles.

The following Committees are on hold, no meetings are scheduled, no meetings have occurred.

Communications Committee

Compliance/Legal Committee

Construction Committee (CR 12 Entrance Sign, Mailbox Shelter, Landscaping) -

Finance/Audit Committee

Flag Committee

Maintenance Committee (Common Area Ponds, General Maintenance)

**Finance:**

Robin Walker provided updated Financial Report

Dues Notice: If you have already paid Thank You!

Annual Dues were due 7/1/23. Late fee of \$10 to be assessed on 08/01/23.

CD: Vote to invest additional 25k. Ken Fletcher made the motion, Donna Lowe 2nd, Motion carried for approval to purchase a CD for \$25,000 not to exceed twelve months. Invested 20k in June 2023

Vote on Spending limits: Sara requested discussion and vote

Motion: Propose we add a maximum threshold for spending \$2,000, at the board level, without needing property owner approval,

Sara Filley Motion, Bob VanDeWege 2nd, All in Favor- Motion Carried.

The POA Board gives the bank account signers authority to sign checks, up to a set limit of \$2,000, for expenses that have been budgeted, does not require a board vote.

Donna Lowe Motion, Larry Ballard 2nd, All in Favor - Motion Carried.

**Secretary:** Bob VanDeWege

The June Board meeting minutes are accurate to what transpired at the meeting.

Meeting minutes were approved by the Board members.

Per Sara Filley:

If we are missing historical information, it is due to the prior board not providing it to the new board members. Any meeting minutes or missing documents can be brought to the POA Board, and we will email all homeowners.

For the Greater Good of the entire Glenlakes Community we all need to unify and work together to use every possible skill set, knowledge, and leverage we have to keep Phase 4/5 at the highest possible building standards.

Phase 4/5 Land Disturbance Permit Will Be issued by the City of Foley.

There will be 2 entrances onto Carnoustie, and the main entrance will be CR12 and Albatross.

We will All be affected by the construction of Lennar homes.

We should All work together, to the best of our ability, for All Glenlakes Owners.

We have only heard from Sue and David Vosloh since last board meeting, regarding the possibility of splitting into 2 POA's

We will continue to govern as 1 POA.

## **City of Foley and Lennar**

Sara sent emails to Foley City Mayor Ralph Hellmich, and Foley City Councilman Dick Dayton, and many City employees asking for help before the LDP is issues for Phase 4/5

Sara also sent many emails to Lennar regarding drainage issues, common area maintenance and mowing.

Homeowners can also contact Lennar and the City and Request assistance.

Dennis Mayher

dennis.mayher@lennar.com

Director of Land Development

City Engineer: Chad Christian, P.E.

cchristian@cityoffoley.org

Construction Projects Manager: Jeff Phillips

jphillips@cityoffoley.org

**Dick Dayton** our City Councilman has offered to attend our meetings and provide an update. Sara to Schedule Dick Dayton for future Board meetings

## **City Council Report by Dick Dayton July 2023**

- On Route 12 between Foley Beach Express and James Road, rusted and failing drainage pipes are being replaced. The work will start near Cottages on the Green. This will cause traffic slow downs and periodic stops from now until the end of July as equipment is moved around.
- The cities of Foley and Hennef, Germany, are in on-going negotiations to form a Sister City Partnership. Their economy, education, and population is very similar. This will increase educational opportunities for our school system should it come to fruition. Members of the City Council have visited Hennef.
- The J-Card housing update: The housing we anticipated that would be built by now was temporarily put on hold, but is now moving forward. English speaking students come here from foreign countries for a limited time and while they are here they must work to support themselves. The city donated 5 acres of property that will be developed for dormitory like housing to house approximately 800 students. This is important because we have a service based economy. OWA needs 400 of these kids to staff current and future plans. The housing will be completed next year.

- Concerning the Juniper Street extension: Traffic light parts have been impossible to get from the companies who make them. The road can't be opened until we receive what we have ordered.
- The final plan has been approved for a 40,000 square foot Community Center near the dog park. Construction will start by next year.
- We assumed ownership of the old armory behind the civic center. We traded off some property so they can build a new armory. We may move some city offices there or possibly pickleball courts.
- We need to increase the revenue for the city. Plans to build a new motel on route 20 next to Wolf Bay Lodge has been approved.
- There are plans to develop a pickle ball court near the farmers market.
- Plans for a Public works campus has been finalized and there is a call for bids in the newspaper. The current one was designed in the early 50s. A new one will provide better services.
- Foley Beach Express paving will be done near the end of beach season. The state of Alabama put it on the back burner, so we contributed money to that fund so that our 8 miles section will be paved and widened. The state finally agreed to move ahead with it. Also at the intersection of route 12 and 59, there are plans to do the same.
- Regarding DSLD: The retention pond design didn't work. We sat down with DSLD, engineers, and developer of the property and determined it needed major changes. They have now sloped about 12 lots bordering the golf course, so that 90 percent drains to street and are developing a swell behind it that will handle the final 10% of water. Soil test have been completed for percolation rates. After they review that data, the next step is to redo the pond and insert drainage pipes. Residents have had rough time with drainage. DSLD will pay for pipes and any excavation that has to be done.

Scheduled next Board Meetings for October 17th, 2023 and January 16th, 2024.  
To provide one POA Board meeting a quarter, per our Governing documents.

Meeting Adjourned at 4:24 p.m. by Sara Filley