

**GLENLAKES UNIT ONE POA  
ANNUAL MEETING  
MARCH 14, 2023**

3/18/2023

Opening and welcome by **Kevin Berland**

**David Vosloh** – Reminder that we are renting this room from **SALT Church**. Remember the **Calyпсо restaurant** next door will be open after we adjourn.

**Richard Prisbus** – treasurer report. \$28,000 in checking and \$25,000 in reserve account at bank. We plan to invest the reserve funds in CD's. Last year we spent \$10,416. This year's budget is \$30,600. The increase is mostly in legal fees. Other significant increases include \$3300 for security, \$2000 for admin fees, and \$1000 for flags.

Most of the other items remained about the same with some increases. Income should be about \$33,200. We need to continue to building up funds for when we take over common properties and have to start paying for street lights. We will start to investigate the cost of pond maintenance.

Effective January 1, 2023, we initiated a \$300 transfer fee.

**Butch Zaragoza** – Committee has been working on our rules and covenants. Check **Carnoustieplace.com** Probably have a called meeting on comments and where to proceed.

**Scott Wiginton** (ARC) – Remember to submit a drawing of proposed changes. The ARC will evaluate the project and make recommendations or approve. Visibility of trash cans is always a big issue. The POA is going to fine people who stuff leaves in storm drains.

Cindy Baccus – Carnoustieplace.com – a good resource for realtors. The **Vendor's list** is vetted Board meetings already on the site. There is a form on the site you can use to submit info. Contact Cindy with ideas.

Kevin Berland talked about our POA supporting **the Kids Golf Tournament**. Funds from entries go to the program.

**Hollie MacKellar** (Real Estate Broker) – To get the best when you are selling, **remember how important first impression** is. Other items included outside entertainment areas, and not having a car in driveway when pictures are taken.

**Brett Shelby** (Insurance) – Your rates are going up due to the increase in claims. If you need a new roof, apply for the Alabama \$10,000 available on April 3. Usually get a discount for tankless water heater. If you have the old plastic plumbing, get it replaced. Replace a 15-year-old roof.

**Sarah Filley** – City has agreed that Lennar must resolve phase 3 issues before starting work on phase 4/5. The city will not take the streets and sidewalks until they meet city standards. Clark Ridge has an issue with cutting trees leaving their back yards open. City has issued stop work orders in some cases. Lennar to maintain ponds and common areas until turned over. The city is working with us. Drainage issues are a big problem.

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**Dan Thomas** – (Security) We will be replacing a broken camera. We will be installing 2 cameras at CR12 & Albatross. Do not leave valuables in your car even if is locked. Ring doorbell can be connected to police.

**Denis Snyder** (flags) – We purchased flags @ Costco. EMC has informed us that they will not let us mount flags on their light poles. You can purchase them for your home for \$37.38 and display them, but not hanging from a tree.

Kevin Berland – We need to go back to 3-year terms on the board for continuity. We plan to have 7 board members. Members vote for board members and board determines offices. We were 14 short of having a quorum and the rules call for a meeting to vote for board members.

Best Regards,

Kevin Berland  
Past President  
GLU1 HOA