

**Glenlakes Unit One Property Owners Association  
Board of Director's Meeting Minutes  
Annual Meeting  
March 12, 2024, 6:00 pm  
Graham Creek Nature Center**

**Attendees:**

Sara Filley, President  
Scott Wiginton - Vice President  
Robin Walker - Treasurer  
Bob VanDeWege- Secretary  
Larry Ballard - Board Member  
Ken Fletcher - Board Member

**Absent:**

Donna Lowe - Board Member

1. Sara Filley, President, called the meeting to order at 6:00 pm.
  - A special thank you to the Nominating Committee for the hours spent on this election, Donna Krebes, Gina Ballard, Brenda Rogers, and Debbie Lesley.
  
2. Guest Speaker - Dave Wilson, City of Foley, Executive Director of Public Safety Hurricane Preparedness, and Invocation of Prayer
  - When asked to evacuate by Public Safety during a disaster do so as quickly as possible.
  - <https://baldwincountyal.gov/departments/emergency>. This site is great information.
  - Make sure you have a gallon of water, per person or animal per day.
  - Medication and medical equipment, batteries, extra cash, baby wipes, canned goods with easy open top, gloves for clean up, paper map, FM radio.
  - Midland NOAA Emergency Weather Alert Radio - Call Dana if you need help setting up the radio (251) 972-6807.
  
3. Previous Meeting Minutes - Reviewed and Approved. – Bob VanDeWege, Secretary
  
4. City of Foley and Lennar Update
  - Sales to begin late Spring 2025 with closings Fall 2025. Anticipating 2026 we takeover common areas.
  - Broken sidewalks on Aberdeen are to be repaired in March.
  - Lennar is looking into request to initiate the legal process to execute a permanent ingress/egress easement. The entire North Side of Lakeview Drive is landlocked. Lennar and the POA have no access to maintain the common area. Lennar needs to request Glenlakes Golf Club agree to an easement.
  - Two lots on Carnoustie agreement from 2018, front facing or moving back. Mayor Foley will work on this. Mayor stated no building permit until resolved.

- Quotes Common area mowing phase 3, will be at least \$12,000 per year and will double with phase 4 completion. Once 59 houses are sold in Phase 4, we anticipate our common area maintenance will be turned over to our POA.

#### 5. Financials and 2024 Budget - Robin Walker, Treasurer

- 2024 Budgeted Total Income = \$41,190
- 2024 Budgeted Operating Expense = \$32,175
- 2024 YTD Income = \$1,263
- 2024 YTD Operating Expense = \$2,204
- 2023 Actual Income = \$58,693
- 2023 Actual Operating Expenses = \$17,410, of which \$3,830 were deferred expenses from 2022
- 12/31/2022 Treasury = \$57,650
- 12/31/2023 Treasury = \$100,696
- 02/29/2024 Treasury = \$102,312

#### 6. Security Update - Dan Thomas, Security Committee

- All points have camera coverage.
- A new camera has been ordered to be able to immediately replace a camera if a problem arises.
- The camera captured the incident on Dornock Lane, stolen weathered tag, car traveled at high rate of speed, police were unable to identify from pictures.
- If you see something capture the license plate number and keep in your phone for a few days to help make our neighborhood safe.

#### 7. ARC Update - Sara Filley, President

- Since Sara started tracking on 6/20/23 ARC Projects
  - 72 ARC Projects some contain multiple items: 64 Approved, 8 Denied
  - For the period 1/1/24 to 3/8/24 ARC Projects: 11 Requests, 11 Approved.
  - Main items: enclosures, cement, fences, tree plantings, and paint color for shutters.
- ARC Compliance
  - 77 ARC Compliance: 70 Closed, 6 Open, and 1 owner continues to be Fined for noncompliance.
  - For the period 1/1/24 to 3/8/24: 17 Compliance, 11 Closed, 6 Open, and 1 owner continues to be fined.
  - Main items, weeds, lawn, landscape, conceal pool equipment and trash cans.

#### 8. Probate List - Sara Filley, President

- Complied list from prior Meeting minutes will go to Probate office, no additional items were added from the Annual Meeting.

Old or Unfinished business:

- Covenant updates per last meeting. Cannot complete due to incomplete and we still have 2 Declarants. We do not want to jeopardize the 2018 Breland/Lennar agreement. Lennar understands they must build to the agreement.
- Dam and property for sale.
- BCSS lawsuit with all 5 POS's is still ongoing in the court system.

9. Confirmation of Quorum - Donna Krebs, Nominating Committee Member

- 144 households present or by proxy.
- Able to vote on Board Members but required 156 homes to participate for covenants changes.

10. Board Candidate Review with Nominations from the Floor Permitted.

- Each candidate spoke for two minutes regarding their being considered for the board.

11. Board Proposals for Discussion, then property owner vote.

- Annual Meeting Notice via Email vs USPS Mail
- Change Definition of Quorum Count to 25% of Property Owners.
- Change Definition of Property Owner Vote to 51% of Property Owners for bylaw and Covenant Changes. (Difficult but achievable).
- "Glenlakes East: Entrance Sign at Corner of CR 12 and Albatross Drive, not exceed \$30,000.
- Mailbox Shelter Cover at Corner of Lakeview Drive and Aberdeen Court, not to exceed \$18,000.
- President opened floor for owners to ask questions, provide feedback and/or bring new matters to the floor. No owners presented new matters for discussion.

First 3 Items (annual meeting notice, quorum count, property owner vote) unable to vote on these on items due to lack of 75% present/proxy. Used the ballot to Survey the homeowners present regarding those 3 items. Entrance sign and mailbox shelter cover were voted on as they only require 51% present/ proxy.

Reminder: the information below was included in an email dated 3/5/24 for Glenlakes Unit 1 POA 2024 Annual Meeting Information

**Reconciliation of Funds Paid into GLU1 Treasury- Dues and Transfer Fees (as of 10/2023)**

	2023	2022	2021
<b>TOTAL LENNAR</b>	<b>38460.52</b>	<b>8813.11</b>	<b>1687.89</b>
<b>TOTAL CARNOUSTIE</b>	<b>18130.00</b>	<b>16177.00</b>	<b>16330.00</b>
<b>TOTAL</b>	<b>56590.52</b>	<b>24990.11</b>	<b>18017.89</b>

12. Adjourn - Sara Filley, President 7:29 pm

Signature: *Bob VanDeWege* Date: 3-18-2024

Bob VanDeWege, Secretary

**Glenlakes Unit 1 POA Annual Meeting Voting Results on March 12, 2024**

The nominating committee finished counting the ballots at 9pm. Thank You very Much to our Check in and Counting Volunteers: Donna Krebs, Brenda Rogers, Debbie Lesley, and Gina Ballard!

The members elected for a 2-year term to our Glenlakes Unit 1 POA Board are:

Randy Allison

Diane Zaragosa

Scott Wiginton

Congratulations and Thank you for everyone that volunteered to run for our board!

Quorum: Properties: **208 (51%= 106) Covenant / Bylaw changes (75% = 156 needed)**

**Number of Lots Present/ Proxy = 144**

**Board Proposals** for Property Owner Vote

We did not receive 75% of property owner votes (first 3 on the list are Survey only)

1. Annual Meeting Notice via Email vs USPS Mail ( 132 ) Approve ( 7 ) Deny
2. Change Definition of Quorum Count to 25% of Property Owners ( 101 ) Approve ( 39 ) Deny
3. Change Definition of Property Owner Vote on Covenant and Bylaws to 51% of Property Owners ( 110 ) Approve ( 29 ) Deny
4. "Glenlakes East" Entrance Sign at Corner of CR 12/Albatross Drive. Not to Exceed 30k ( 97 ) Approve ( 43 ) Deny
5. Mailbox Shelter Cover at Corner of Lakeview Drive and Aberdeen Court. Not to Exceed 18k ( 51 ) Approve ( 83 ) Deny

Signed: Sara Filley Glenlakes Unit 1 POA Board President 3/12/24 at 9:45