

**Glenlakes Unit One Property Owners Association  
Board of Directors Meeting Minutes  
October 15, 2024, 3:00 p.m.  
Glenlakes Clubhouse**

**Attendees:**

- Sara Filley - President
- Robin Walker - Treasurer
- Bob VanDeWege - Secretary
- Randy Allison - Board Member
- Scott Wigington - Board Member and ARC
- Diane Zaragoza - Board Member
- Dick Dayton - Councilman

**Absent:**

- Larry Ballard - Vice President

Call to Order/Roll Call -Sara Filley, President, called the meeting to order at 2:58 p.m.

**BCSS Lawsuit: David Vosloh Update**

The board was updated on the status of the 16 year effort to enforce the Agreement with BCSS, which gives preferential and competitive sewer rates to all customers in Glenlakes. After four round trips to the Alabama Supreme Court, the local presiding judge was ordered again, this time in September, to proceed to a jury trial. A trial is being planned for January. The Judge ordered mediation in the meantime, over the objection of BCSS. There are six plaintiffs in the trial: the five POAs in Glenlakes and the golf course. Our representative, David Vosloh, is one of the original six representatives still alive and active in the suit. The plaintiffs are asking for a permanent competitive rate based on charges from the three local municipal sewer services that surround Glenlakes. They also are asking for damages including legal fees, adherence to the stipulated tap fee and damages for overcharges in the monthly rate to now about 800 Glenlakes customers.

**Review/Approve Previous Meeting Minutes: Bob VanDeWege, Secretary**

Previous meeting minutes approved. Unanimous

**Finance Report (as of 09.30.2024): Robin Walker, Treasurer**

2024 Budgeted Total Income = \$41,520, YTD = \$44,476

- Property Lots Budget = \$35,020, YTD = \$35,207
- Transfer Fee Budget = \$4,000, YTD = \$4,800
- Interest Income Budget = \$2,500, YTD = \$4,019

Budgeted Operating Expense = \$34,100, YTD = \$10,765

- Website Administration fee budget = \$3,000, YTD = \$0
- Accounting and Auditing fees budget = \$1,000, YTD = \$250
- QuickBooks Subscription budget = \$900, YTD = \$478

- Community Flags budget = \$3,000, YTD = \$0
- Insurance budget = \$3,500, YTD = \$0 (policies renew in December)
- Legal and Professional fees budget = \$10,000, YTD = \$1,760
- Meeting expense budget = \$500, YTD = \$200
- Office Expense budget = \$800, YTD = \$258
- Security / Camera Equipment budget = \$1,000, YTD = \$921
- Maintenance and Repairs budget = \$2,750, YTD = \$1,309
- Utilities budget = \$500, YTD = \$323
- Postage Expenses budget = \$700, YTD = \$203
- Landscaping budget = \$5,000, YTD = \$4,208
- Miscellaneous budget = \$350, YTD = \$48
- Bank Charges budget = \$100.00, YTD = \$0
- Income Tax budget = \$0, YTD = \$173
- QuickBooks Payments and Fees budget = \$1,000, YTD = \$635

2024 Treasury = \$135,180

- Wells Fargo Checking = \$21,346
- Wells Fargo Savings = \$5,065
- First Internet Bank CD's = (1) \$31,648; (2) \$26,075; (3) \$20,208; (4) \$30,838

2024 Dues Collection as of 10.15.24

- 208 Lots Total / 206 Lots Charged \$170 per year = \$35,020 (2 Lennar lots are not charged)
- 206 of 206 lots paid = \$35,207
- 122 of 206 (59.2%) lots paid online - 39 on 1st day
- 84 of 206 (40.8%) lots paid via check
- \$635.17 in fees paid by POA, offset by CD interest earned
- ARC Compliance and Annual Dues Late Fee = \$450

### **Note: 07.16.2024 Board Meeting Annual Dues:**

The board unanimously voted to move the Annual Dues Late Date to July 15 each year, from July 30. Late fees of \$50 will be assessed on July 16 each year with an additional \$50 every ten days that passes with the violation(s) unresolved.

### **ARC Report: Sara Filley**

#### ARC Projects:

- 1/1/2024 to 3/8/2024 ARC Projects: 11 Request: 11 Approved, 0 Denied
- 3/9/2024 to 7/14/2024 ARC Projects: 29 Request: 29 Approved, 0 Denied
- 7/15/2024 to 10/15/2024 ARC Projects: 12 Request: 11 Approved, 1 Denied
- 2024 Year to Date ARC Projects 52 Request: 51 Approved, 1 Denied

#### ARC Compliance:

- 1/1/2024 to 3/8/2024: 17 Compliance, 11 Closed, 11 Closed, 6 Open, and 1 owner continues to be fined for noncompliance
- 3/9/2024 to 7/16/2024: 24 Compliance, 24 Closed, 6 Open, including 2 owners fined for noncompliance

- 7/17/2024 to 10/15/2024: 21 Compliance, 26 Closed, 1 Open, including 1 owner fined for noncompliance
- 2024 Year to Date ARC Compliance: 62 Compliance, 61 Closed, 1 Open, including 3 owners fined for noncompliance.
- Our goal is to ensure compliance with our governing documents. It is not to fine our property owners.

### **Lennar Update: Sara Filley**

Open-item list that I am continuing to keep in front of Lennar and try to get updates for our owners.

- Common Area: Maintaining common area, the landscapers are doing a nice job.
- Floor plans for Phase 4: Per Kris Dods, Lennar, stated on 07.23.2024, the floor plan lineup will remain the same as phase 3. We will follow the Breland/Lennar Agreement Probated document #1729399.
- Entrance Sign on CR 12: Lennar stated on 09.06.2024: Entry monument should be started in the next 2 weeks which will include light landscaping to soften the area. Asked again and no update received.
- Landscape Buffer Plan & Lot 150 and 151 (Orientation and Set Back):
  - The sewer and electrical feeds for the two homes have been installed. Lennar stated on 09.06.2024: We are working through final changes on plans for a buffer with the City of Foley. Once final, we will provide a copy.
- Easement (Ingress/Egress):
  - The Glenlakes Golf Club Board did not sign the Easement document and has responded and requested the Easement be moved to golf course property at the other end of Lakeview. Lennar will need to contact the Golf Club, per city. Asked the city to make sure that they will not turn over to Glenlakes Unit One. The developer will need to address this. More than a dozen homeowners have spent their own money to resolve drainage issues.
- New Item: Lease of Model Home
  - Per Lennar: We are placing the model in a land bank that we control and leasing it to ourselves as a model home. Once the model home is no longer needed for the community, we will then list it for sale.

### **Political Signs:**

- One political sign allowed per property, 30 days prior to the election, must be removed within one day after the election day. Signs can be no larger than 24" x 24", and under 50" off the ground.

Motion: Sara Filley, Second: Randy Allison: Favor: 5, Opposed: 1

### **Holiday Decorations:**

- Our governing documents are silent on holiday decorations. We will govern according to our documents. The Board and ARC will address issues as needed.

Motion: Robin Walker, Second - Sara Filley: Favor: 6, Motion passed unanimously

## **City of Foley**

- The city has a list for Lennar to complete before the city takes over the sidewalks and streets in Phase 3.
- Onsite meeting with the City of Foley on 08.06.2024 with the Mayor and City representative. Mayor Ralph Hellmich, Councilman Dick Dayton, Mike Thompson, Chad Christian, Taylor Davis, David Vosloh, Robin Walker, and Sara Filley. We are encouraged that the City of Foley will help us find the best possible solutions for Phase 3 & 4.
- Street Lights Cost Phase 3/4: We were originally told we are considered an established neighborhood, and the city would pay for street lights. At this Board meeting it is now under consideration per Dick Dayton.

## **General Discussion:**

### **Annual Meeting Location: Graham Creek Nature Preserve, 03.11.2025, 6pm**

- A change to our bylaws to allow our annual meeting to occur on any date in March, instead of the current requirement of the 2nd Tuesday of March, was discussed. Rationale: Size of our POA and limited availability of locations. Decide prior to 2025 Ballot.

## **Nominations Committee:**

- Three owners from prior year all agreed to help, need three more to count & check in.
- Date for volunteers to submit bio and picture for ballot and election of vacant offices due no later than 01.10.2025.

## **Speed:**

- Property owners are asking neighbors to slow down through the neighborhood. Concerned due to several people being almost hit by cars and golf carts and concerned drivers will not see deer and wild animals quickly enough to stop.

## **Dick Dayton, Councilman:**

- City Council meets the first and third of every month at 4:00 pm. Public is welcome.
- Dam - maintained for now, issues that will happen if not maintained.
- Widening County Road 12 is a \$10 million dollar project that is not budgeted for.
- Speed is monitored on County Road 12, in regard to the 35 mph. Each vehicle is recorded for speed. The signs are helping, prior eastbound was 41 mph average, currently 38-39 mph. West bound was 40 mph, now it is around 37 mph average.
- Graham Creek Nature Preserve, Butterfly Habitat being added, and the pavilion is being updated. Closer to a price with a property owner of 700 acres to expand Graham Creek. The National Archery Tournament was held with 2,700 archers, from 26 states and 6 foreign countries adding to revenue.

## **City of Foley 10 Year Capital Purchase Plan**

- New Airport Hangers
- Armory Renovations - \$2 million
- 1st Responder Safe Room - \$4 million
- Graham Creek Nature Center improvements - \$1 million
- Update Philomena Roadway
- Butterfly Enclosure / Exhibit
- Updated pavilions - Hydrophones
- New library - \$10 million
- New city sidewalks
- Public works campus - \$17 million
- Foley Beach Express repaving - \$2 million
- Various Drainage Improvements
- Senior Center Passenger Bus - \$110,000
- Horticulture Water Truck - \$400,000
- Garbage Truck - \$350,000
- 40 Yard Loader Truck - \$390,000
- Fire Engine - \$1 to \$1.5 million
- Street Sweeper = \$300,000
- Upgraded Bulldozer - \$391,000

## **City of Foley 2025 Fiscal Year Budget**

- Total Projected Capital Expenditure - \$86,138,750
- Grants & Bonds - \$39,839,166
- From Surplus Funds - \$46,299,584
- Projected Capital Surplus - \$35,160,387
- Projected Capital Surplus Minimum - \$21,224,023
- Bottom Line - We are in excellent financial shape - Great Bond Rating

## **Sister Cities**

- 12 Foley students visited Hennef, Germany, very successful
- 12 German students may visit Foley

## **Projects**

- 59 & 12 intersection improvement soon
- Aquatic Center - 2025 completion
- Public Works Campus on schedule
- Looking at new Senior Center building

### **Foley Budget**

- Sales Tax - 58.93%
- Utility Tax - 12.10%
- Licenses and Permits - 11.31%
- Investment Income - 2.66%
- Charge for Services 1.14%
- Fines /Forfeitures - .90%
- Property Tax - 3.59%
- All others - 6.78%

### **Expenditures**

- Public Safety - 26%
- Capital Outlays - 20%
- Economic Development - 16%
- Culture / Recreation - 15%
- General Government - 10%
- Highways / Streets - 9%
- Debt Service - 4%

### **Downtown Development**

- Cat Alley - Gathering Place (old Desmonds)
- Colt Grill - (old Cactus Cantina Bldg.)
- Camellia Dermatology (old Fortis College)
- MiLam Law Firm
- Cheeseburger Randy's (Alston Street)
- Lighting Upgrades
- Feast Co (catering)

### **Foley Beach Express**

- Resurfacing is underway

Sara Filley adjourned at 5:00 pm

### **Executive Session**

The board entered the Executive Session to discuss information from the Attorney. All GLU1 Board members present.

### **Board Meeting Dates:**

January 14, 2025

Annual Meeting March 11, 2025, at 6 p.m.

Signature: Bob *VanDeWege*, Secretary

Date: October 22, 2024

Glenlakes Unit One POA Treasury

Date	Wells Fargo Checking	Wells Fargo Savings	Wells Fargo CD	TrustMark CD	First Internet Bank CD 89, 4.72%, 9.17.25	First Internet Bank CD 57, 5.22%, 12.7.24	First Internet Bank CD 25, 5.22%, 3.18.25	First Internet Bank CD 99, 5.12%, 7.19.25	Total
12/31/2022	\$32,614	\$25,036	\$0	\$0	\$0	\$0	\$0	\$0	\$57,650
1/31/2023	\$31,978	\$25,036	\$0	\$0	\$0	\$0	\$0	\$0	\$57,014
2/28/2023	\$28,721	\$25,036	\$0	\$0	\$0	\$0	\$0	\$0	\$53,757
3/31/2023	\$32,417	\$25,045	\$0	\$0	\$0	\$0	\$0	\$0	\$57,462
4/30/2023	\$34,756	\$25,045	\$0	\$0	\$0	\$0	\$0	\$0	\$59,801
5/31/2023	\$37,891	\$25,048	\$0	\$0	\$0	\$0	\$0	\$0	\$62,939
6/30/2023	\$29,678	\$25,054	\$20,000	\$0	\$0	\$0	\$0	\$0	\$74,732
7/31/2023	\$29,585	\$25,054	\$20,072	\$25,000	\$0	\$0	\$0	\$0	\$99,711
8/31/2023	\$32,718	\$25,057	\$20,148	\$25,104	\$0	\$0	\$0	\$0	\$103,027
9/30/2023	\$23,016	\$5,062	\$20,223	\$25,208	\$30,000	\$0	\$0	\$0	\$103,509
10/31/2023	\$23,426	\$5,062	\$20,372	\$25,309	\$30,176	\$0	\$0	\$0	\$104,345
11/30/2023	\$23,621	\$5,062	\$20,372	\$25,414	\$30,306	\$0	\$0	\$0	\$104,774
12/31/2023	\$14,598	\$5,064	\$0	\$25,517	\$30,440	\$25,078	\$0	\$0	\$100,696
1/31/2024	\$14,483	\$5,064	\$0	\$25,622	\$30,575	\$25,186	\$0	\$0	\$100,931
2/29/2024	\$41,255	\$5,064	\$0	\$0	\$30,702	\$25,291	\$0	\$0	\$102,312
3/31/2024	\$11,482	\$5,065	\$0	\$0	\$30,838	\$25,403	\$30,051	\$0	\$102,839
4/30/2024	\$9,926	\$5,065	\$0	\$0	\$30,970	\$25,512	\$30,179	\$0	\$101,652
5/31/2024	\$8,207	\$5,065	\$0	\$0	\$31,107	\$25,625	\$30,311	\$0	\$100,315
6/30/2024	\$27,301	\$5,065	\$0	\$0	\$31,241	\$25,735	\$30,440	\$0	\$119,782
7/31/2024	\$19,824	\$5,065	\$0	\$0	\$31,379	\$25,849	\$30,574	\$20,036	\$132,727
8/31/2024	\$21,154	\$5,065	\$0	\$0	\$31,518	\$25,964	\$30,708	\$20,124	\$134,533
9/30/2024	\$21,346	\$5,065	\$0	\$0	\$31,648	\$26,075	\$30,838	\$20,208	\$135,180
10/31/2024			\$0	\$0					
11/30/2024			\$0	\$0					
12/31/2024			\$0	\$0					

# GLENLAKES UNIT ONE POA

## Balance Sheet

As of September 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
15178218226295 QuickBooks Checking Account	0.00
302298189 FIRST INTERNET BANK OF INDIANA	31,647.79
302331757 First Internet Bank	26,074.94
302482899 FIB CD4	20,208.28
BUSINESS CHECKING (9538)	19,564.93
Business Market Rate Savings (0963) - 2	5,064.84
Certificate Of Deposit (4025)	30,838.40
<b>Total Bank Accounts</b>	<b>\$133,399.18</b>
Accounts Receivable	
Accounts Receivable (A/R)	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Uncategorized Asset	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$133,399.18</b>
<b>TOTAL ASSETS</b>	<b>\$133,399.18</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Opening Balance Equity	25,035.66
Retained Earnings	74,653.24
Net Income	33,710.28
<b>Total Equity</b>	<b>\$133,399.18</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$133,399.18</b>



# GLENLAKES UNIT ONE POA

## Profit and Loss

January - September, 2024

	TOTAL
Income	
Other Income	3,254.67
Service/Fee Income	764.09
Services	40,457.00
Unapplied Cash Payment Income	0.00
<b>Total Income</b>	<b>\$44,475.76</b>
GROSS PROFIT	<b>\$44,475.76</b>
Expenses	
Accounting	250.00
Computer Expense	477.65
Landscaping	4,208.10
Legal & Professional Fees	1,760.05
Meeting Expense	200.00
Miscellaneous Expense	47.73
Office Expenses	257.52
Postage and Mailings	203.08
QuickBooks Payments Fees	635.17
Repair & Maintenance	1,308.76
Security	921.15
Taxes Paid	173.27
Utilities	323.00
<b>Total Expenses</b>	<b>\$10,765.48</b>
NET OPERATING INCOME	<b>\$33,710.28</b>
NET INCOME	<b>\$33,710.28</b>

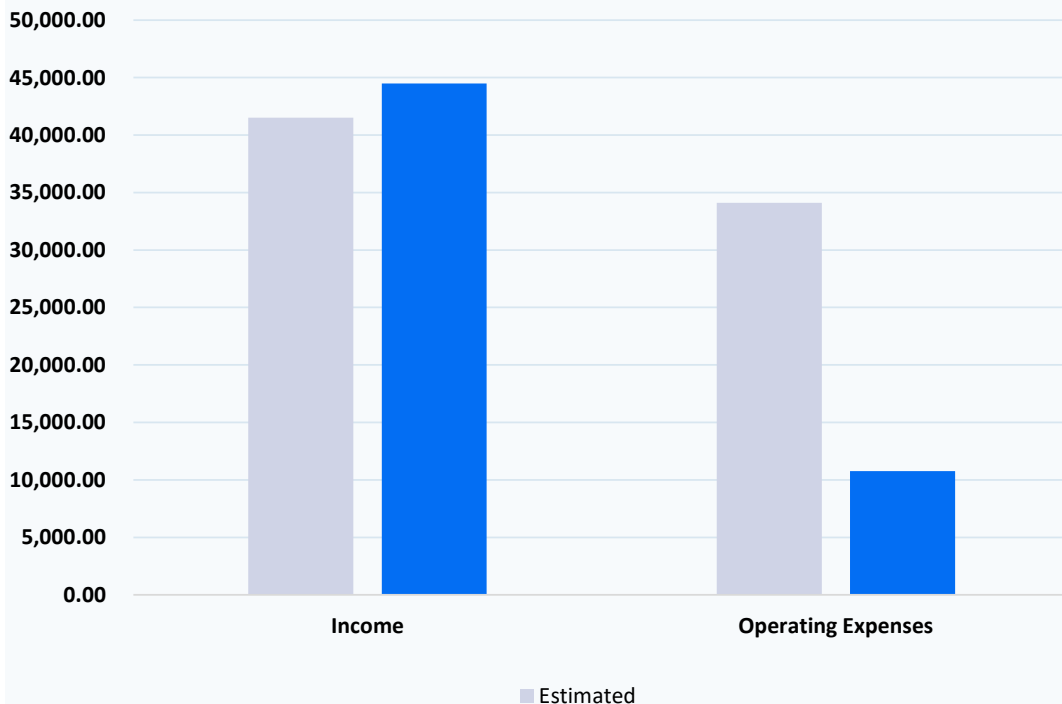
# Budget Summary

Date: 01/01/2024 -  
12/31/2024

Glenlakes  
Unit 1 POA

Budget Area	Estimated	Actual as of 09.30.2024	Difference
Income	41,520.00	44,475.76	2,955.76
Operating Expenses	34,100.00	10,765.48	23,334.52
<b>Balance (Income Minus Expenses)</b>	<b>7,420.00</b>	<b>33,710.28</b>	<b>26,290.28</b>

## Budget Overview



# Operating Expenses

Date: 01/01/2024 - 12/31/2024

Glenlakes Unit 1  
POA

Expenses	Estimated	Actual as of 09.30.2024	Difference	
Website Administration Fees	3,000.00	0.00	<b>3,000.00</b>	POA Software and Website Administration
Accounting and Auditing Fees	1,000.00	250.00	<b>750.00</b>	Tax Filing/Reconciliation
Quickbook Subscription	900.00	477.65	<b>422.35</b>	Monthly Fee
Community American Flags	3,000.00	0.00	<b>3,000.00</b>	
Insurance	3,500.00	0.00	<b>3,500.00</b>	General Liability and Director & Officer
Legal and Professional Fees	10,000.00	1,760.05	<b>8,239.95</b>	Probate Fees and Craven
Meeting Expenses	500.00	200.00	<b>300.00</b>	2025 Annual Meeting
Office Expenses	800.00	257.52	<b>542.48</b>	
Security / Camera Equipment	1,000.00	921.15	<b>78.85</b>	
Maintenance and Repairs	2,750.00	1,308.76	<b>1,441.24</b>	Removal of dead trees by Carnoustie sign
Utilities	500.00	323.00	<b>177.00</b>	
Postage Expenses	700.00	203.08	<b>496.92</b>	
Landscaping	5,000.00	4,208.10	<b>791.90</b>	
Miscellaneous	350.00	47.73	<b>302.27</b>	
Bank Charges	100.00	0.00	<b>100.00</b>	
Dues & Subscriptions	0.00	0.00	<b>0.00</b>	
Income Tax	0.00	173.27	<b>(173.27)</b>	
Quickbooks Payments Fees	1,000.00	635.17	<b>364.83</b>	
<b>Total Operating Expenses</b>	<b>34,100.00</b>	<b>10,765.48</b>	<b>23,334.52</b>	Annual Dues Online Fees (absorbed by CD Income)

# Income

Date: 01/01/2024 -  
12/31/2024

Glenlakes  
Unit 1  
POA

Income	Estimated	Actual as of 09.30.2024	Difference	Notes
Property Lots (206 @ \$170)	35,020.00	35,207.00	<b>187.00</b>	Lennar 1 & 2 - no dues
Property Lots Prorated	0.00	0.00	<b>0.00</b>	
Transfer Fees (8 @ \$500)	4,000.00	4,800.00	<b>800.00</b>	10 Closed, (9*500+1*300)
Annual Dues Late Fees	0.00	150.00	<b>150.00</b>	
ARC Compliance Fines	0.00	300.00	<b>300.00</b>	
Interest Income (CD)	2,500.00	4,018.76	<b>1,518.76</b>	
<b>Total Income</b>	<b>41,520.00</b>	<b>44,475.76</b>	<b>2,955.76</b>	