



*Little River Resort HOA*

**BOARD OF DIRECTORS MEETING MINUTES  
SLEEP INN AT HARBOUR VIEW  
April 16, 2016**

Attending:

Mr. Tommy Bare, President  
Mrs. Vicki Ann Wood, Vice President  
Mr. Norm Vaden, Treasurer  
Mr. Brian Sharlow, Board Member  
Mr. Don Lamontagne, Blue Coast Property Management, Inc.

Mr. Bare called the meeting to order at 10:00 am. A quorum of the Board was present.

**APPROVAL OF MINUTES** – Vicki Ann Wood read the minutes. Mrs. Wood asked if there were any corrections. There being no corrections to the minutes, the minutes from January 16, 2016 were approved.

**FINANCIAL REPORT**

Mr. Vaden reported on financial status as of March 31 2016 follows:

-Total Cash on hand for the association is

Operating Account	\$ 54,236.78
Reserve Account	\$ 137,779.89
Insurance Reserve Account	\$ 37,909.85
Certificate of Deposit	\$ 100,930.35
Total	\$330,853.87

**OLD BUSINESS**

- a. **Building repairs-** There have been significant delays in the current phase of construction due to a number of different reasons. In the beginning the buildings had a lot more rotted wood than what was known. These unforeseen damages set the repair schedule back. The current sub-contractor was having difficulty showing up on the job site. Blue Coast has been calling them every day to press them to get someone to finish the current phase. Deadlines were given but fell short of completing them every time. The contractor was highly regarded and came with many recommendations for a project of this size. The board has received 3 bids for each phase that was done. The current contractor had the most detailed bid on what was going to be done. The Board will be looking at other bidders for the next phase to avoid any more problems.



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### **NEW BUSINESS**

#### **Tennis Courts**

Weaver construction has submitted a bid to resurface the tennis courts and to tear up the walking area. The board will have dirt brought in to fill in the area and plant grass seed where the walking area was.

<p><b>Motion:</b>      <b>To select Weaver Construction to complete Tennis Courts and</b> Ms. Wood made a motion to accept. Mr. Bare seconded the motion. The motion passed unanimously.</p>
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#### **Screens on Patios**

The screen design has been changed from what was previously on the buildings. The board selected these screens for a better look and due to some feedback.

<p><b>Motion:</b>      <b>To send letter to owners if they are happy with screens as they are or</b> <b>would like them changed like the new ones will be done.</b> Mr. Vaden made a motion to accept. Mrs. Wood seconded the motion. The motion passed unanimously.</p>
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### **EASEMENT AGREEMENT**

A new easement agreement was presented to the BOD, the easement is between Little River Resort and Carol Properties. The agreement has already been reviewed and negotiated by the HOA attorney. The agreement is for them to create their own entrance for the front of the complex coming off spa drive. They would be using The Spa Dr. for the trucks to enter the back of the building. The complex will also be teeing into the drainage at building 5 which would alleviate the standing water problem in the parking lot.

### **PORCH SCREENS**

Motion to send owners on list a letter asking them to sign if they want to keep their current screens like they are now or like the way the new ones will be done.



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**Motion:**      **To send letter to owners about screens that are on the list of ones inspected.**

Mr. Vaden made a motion to accept.

Mrs. Wood seconded the motion.

The motion passed unanimously.

### **PROPERTY MANAGER REPORT**

Blue Coast has gone to the buildings in the next phase and made notes on exactly which boards are wanted to be replaced. This is an effort to speed the process up and lessen the unforeseen costs.

### **HOMEOWNER CONCERNS**

Questions were asked of board members and the questions could not be answered as presented, the property manager will set up a meeting with the owners to go over their concerns. All questions about the property should be written down and mailed or emailed to Blue Coast Property Management. The questions will then be submitted to all board members so they can discuss the question and give an agreed upon response.

### **FUTURE MEETINGS**

July 16, 2016

September 17, 2016 Annual Homeowners Meeting

October 15, 2016

All 2016 meetings will begin at 10:00 a.m. at The Sleep Inn, 909 Hwy 17, Little River.

Meeting was adjourned at 11:45 am.

Respectfully submitted,

*Mark Fitzpatrick*

Mark Fitzpatrick  
BLUE COAST PROPERTY MANAGEMENT, INC.

Approved by,

*Vicki Ann Wood*

Vicki Ann Wood, Vice President  
LITTLE RIVER RESORT HOA BOD



*Little River Resort HOA*

**Executive Meeting**

Attending:

Mr. Tommy Bare, President  
Mrs. Vicki Ann Wood, Vice President  
Mr. Norm Vaden, Treasurer  
Mr. Brian Sharlow, Board Member  
Mr. Don Lamontagne, Blue Coast Property Management, Inc

Mr. Bare called the meeting to order at 11:55 am. A quorum of the Board was present.

**Unexpired Board Position**

The Board discussed the slate of homeowners who submitted their names for the unexpired Board of Director position. The Board selected Nancy Gray from the list of owners to fill the remainder of the unexpired position left vacant by the resignation of Cheryl Boswell from the Board of Directors. Mrs. Gray will fill the position until the end of the term in 2017.

<p><b>Motion:</b>      <b>To select Nancy Gray to fill the unexpired BOD position.</b> Mr. Vaden made a motion to accept. Mr. Sharlow seconded the motion. The motion passed unanimously.</p>
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Meeting was adjourned at 12:05 pm.

Respectfully submitted,

*Mark Fitzpatrick*

Mark Fitzpatrick  
BLUE COAST PROPERTY MANAGEMENT, INC.

Approved by,

*Vicki Ann Wood*

Vicki Ann Wood, Vice President  
LITTLE RIVER RESORT HOA BOD



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