



Little River Resort HOA

**BOARD OF DIRECTORS MEETING MINUTES
SLEEPINNAT HARBOUR VIEW
July 16, 2016**

Attending:

Mr. Tommy Bare, President
Mrs. Vicki Ann Wood, Vice President
Mr. Norm Vaden, Treasurer
Mr. Brian Sharlow, Board Member
Mrs. Nancy Gray, Secretary
Mr. Don Lamontagne, Blue Coast Property Management, Inc.
Mr. Mark Fitzpatrick, 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 –Mr. Bare made a motion to dispense with the reading of the minutes and approve as is. There being no corrections to the minutes, the minutes from April 16, 2016 were approved.

Motion: To send to dispense with the reading of the minutes and approve as is

Mr. Bare made a motion to accept.
Mrs. Wood seconded the motion.
The motion passed unanimously.

FINANCIAL REPORT

Mr. Vaden reported on financial status as of June 30, 2016 follows:

-Total Cash on hand for the association is
Operating Account \$ 66,533.21
Reserve Account \$ 137,776.89
Insurance Reserve Account \$ 67,934.41
Certificate of Deposit \$ 101,841.75
Total \$374,086.26

Mr. Vaden brought up several checks paid to Inlet Custom builders for the building Painting and repairs made. Mr. Vaden and Blue Coast will further look into the checks for Mr. Vaden.



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OLD BUSINESS

Building repairs- The Board is not pleased with the work that has been done to several of the buildings. There have been several inspections made by the board members with noted changes needed, that were given to Inlet. Inlet came back to fix areas and did not do a satisfactory job. The Board still has several areas that need further repairs. The Board is soliciting bids for the needed repairs on the buildings that have already been painted as well as the future buildings. Don from Blue Coast is going through the next buildings to be done piece by piece with the contractor as a quality controller. The Board has more specific specs of what wood needs to be scraped and primed and then painted with latex paint.

NEW BUSINESS

Tennis Courts

The courts are to begin the repaving and painting. The Tennis Court is to be filled in at the cracks and sanded down then filled over with epoxy then painted for one tennis court and Pickle Ball Courts. The walking area will cement will be ripped up and seeded for grass. The Rec Area with the picnic areas will be on hold until the board approves the work.

Future Building Repairs

The Board is soliciting bids for the needed repairs on the buildings that have already been painted as well as the future buildings. Don from Blue Coast is going through the next buildings to be done piece by piece with the contractor as a quality controller. The Board has more specific specs of what wood needs to be scraped and primed and then painted with latex paint.

Parking and Patio Violations

Sweeps will be completed weekly to inspect patios and parking violations. Letters and fines will be sent according to the Rules and Regulations for violations. Cars without parking tags will get a violation sticker on the vehicle. The Rules and Regulations are posted on both websites if a copy is needed.



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PROPERTY MANAGER REPORT

Blue Coast has had to make several emergency calls for leaks this summer for clogged up AC lines or sweating AC lines. The HOA is not responsible for AC lines or maintenance to the AC units. Each owner should be doing routine maintenance to the AC units. Dust and debris gathers in the water drain pipe and clogs the pipe causing backups which can cause damage to several units. Please make sure the AC drain lines are flushed out twice a year to prevent backups which cause flooding.

A new part time maintenance guy has been hired to do minor maintenance throughout the HOA.

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 11:45am.

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