

**Nelson Hill Homeowners Association
Board of Directors Meeting
August 13th, 2024**

Hahira Courthouse, 220 W. Main Street, Hahira, GA, 31632

Minutes

Directors Present

Davis Howell, Alexander Lamma, Elliot Lenz, Bob Finnegan, Tina Curry, Maureen Berrios.

Directors Absent

Lisa Woods

Treasurers Report:

- Balance as of August 13th was **\$30371.82.**
 - Outstanding HOA Dues: 35 Properties

Old Business

Thomas Aquatics performed its services and inspected the water fountain to ensure its working properly. No defects have been found and the fountain continues to operate at full capacity. The Board encouraged homeowners to report any spots that might need additional treatment. Thomas Aquatics would be happy to come back out and spray additionally to heavy-growth areas. The Board has approved the increase of HOA dues to \$132 effective January 1st, 2025, with a late fee of being charged on March 1st, 2025, and interest rates resuming April 1st, 2025 for any unpaid assessments effective on the date it was overdue. Letter will be posted to Social Media and PayHOA regarding increase.

New Business

Fees & Enforcement: Waiting on additional response from Amy Holbrook regarding Fine Policy. Once in place, Board will review Rules & Regulations Draft and mail out a copy to all homeowners of record in PayHOA. Homeowners who are signed up and provided an email address through PayHOA will receive an electronic document to reduce the cost of mailing. In addition, rental agencies will receive copy of finalized draft and all properties have 60 days to be in compliance once mailed.

Annual Meeting: Location of the annual meeting will be at the playground in the Nelson Hill Subdivision. A primary date was set for November 9th, with a backup date set for November 16th. Letter will be mailed out at the end of September to be delivered to all residents by the first week of October. Signage will be posted 15 days prior to meeting to ensure communication is set. A formal discussion will be held regarding the move to POA and establishing rental limits (grandfathered properties will not be subjective to the amendment until the house is sold.)

Rental Agencies: Alex Lamma will establish first hand communication with all rental agencies in Valdosta to inquire which properties are rented and ask such agencies to register through PayHOA.

Directors Update & Offices:

- A. Lisa Woods has been removed from the Board of Directors. Davis made a motion to remove Lisa from the Board effective immediately seconded by Bob Finnegan while all directors were in favor.
 - a. The reason for the removal was due to the Board member inactivity and sale of home.
- B. Tina Curry has indicated to resign from the Board of Directors pending the sale of her home. She will remain on the Board until she has moved away.
- C. Remaining Board Members were asked for intent on remaining on the Board for 2025 for nomination of the new Board during the annual meeting. Directors Bob, Maureen, Elliott, and Alex have committed themselves to remain on the Board
- D. Davis Howell, President, has stated his resignation from the Board and the office of President effective two weeks from the meeting.
- E. During the meeting, the audience present was asked if anyone had a desire to serve the community. One association member showed interest.
 - a. A motion was made by Tina Curry and seconded by Maureen Berrios to add Tessa Hiers as a Board Member. All Board members were in favor.
- F. The following offices changes are effective immediately:
 - a. Bob Finnegan – President
 - b. Alexander Lamma – Vice President/Secretary

Concerns from the Audience:

- Alligator Update: Department of Natural Resources has come out multiple times attempting to catch the reported alligator. All attempts have failed. It was noted by DNR that the alligator will not be permanently there as seasonal changes will force the alligator to move and potentially not return.
- A question was asked regarding the drainage for water capturing – Residents had noticed that trash and debris might cause a backlog of these systems and created flooding. Board has urged residents to contact the Lowndes County Office regarding these issues.

Meeting Adjourned at 7:23PM