**Perdido Bay Country Club Estates Units 1,2,4 HOA**

**Annual Meeting**

**Thursday, March 14, 2024**

**6 p.m. at the United Methodist Church – Community Center**

**13660 Innerarity Point Road**

**Board Members in Attendance:**

Leslie Johnson, Patty Veal, Gail Book, Natalie Tremblay, Bob Standley, and Kathy Lacy. Not in attendance was Geoff Santner (out of town). There were 33 HOA residents in total in attendance (including board members).

Before the Call to Order: Leslie Johnson, Interim President, welcomed guest speaker, Jeff Bergosh our County Commissioner for District 1 to give us an update on our area.

Mr. Bergosh gave an insightful overview of areas that were slated for improvement over the next few years with pending environmental studies and other project scheduling.

* He mentioned that the four-lane plans for Sorrento have been moved up from #18 to #8 on the project list.
* Around mid-April, we should expect to see the repaving of Doug Ford Drive and Shoshone. Choctaw is slated for later.
* Beach access to the public has increased as hotels have been asked to remove gates and barriers that illegally banned public access.
* Beach access #2 has been repaved and rocks removed for better and increased parking.
* Public Beach Access #4 next to Crabs has been opened.
* Lifeguards have been budgeted for and assigned to Perdido Beach for the first time this summer.
* Lillian Hwy. will be repaved next year.
* He addressed a question concerning the Round-a-Bout which is being studied for widening as well as any environmental impacts.
* He addressed a question about the Perdido bridge, and he realized the 2-lane bridge is a concern if Sorrento is widened to 4-lanes. The old bridge will need to be eventually replaced and will cost millions of dollars and time coordination.
* He addressed a question about why repaving stopped on some parts of Sorrento. He realizes the rest of Sorrento also needs to be repaved – but each project has budget and scope limits so that will be another project.
* He addressed litter issues and a suggestion to implement monetary fines was made.
* He addressed drainage issues on Shoshone and hopes the resurfacing will help but will follow up on that.
* He addressed questions about overdevelopment and lack of infrastructure. He said that he was not aware of the massive apartment complex being built and some other developments. He is in favor of a Land Development Code and Impact fees so that developers pay to enhance infrastructure, but he has been outvoted on that measure.
* He also reminded everyone that there are many things he’d like to see for our area, but all projects are voted for by all the other members of the County Commission and he has been outvoted on several items.
* He finished by asking citizens to not believe everything read or heard in the news about what the county or his commission is doing in their area, and to please call his office if you have questions and want real answers.

Leslie Johnson thanked Mr. Bergosh for addressing our residents and answering their questions.

**Call to Order:**

Leslie Johnson, Interim President, called the meeting to order at 6:29 p.m. Leslie welcomed everyone present.

Leslie then introduced the Board members present.

**Reading and Approval of 2023 Minutes:**

Patty Veal read over the 2023 minutes and asked for a motion to approve. A motion to approve the 2023 minutes was made by Bob Klenck, Jim Byington seconded it, and the motion was passed.

**Treasurers Report**:

Kathy Lacy reviewed the Profit and Loss Report for the HOA 2023 year-end. Total income was

$10,420.00 and total expenses were $12,052.58. The expenses were largely made up of Legal Fees for the C&R amendments and mailing. The current balance as of 3/14/24 in the checking account is $22,893.30. That includes the dues that have been collected so far, however more dues were collected tonight. A motion to approve the Treasurer’s Report was made by Leslie Johnson, Deb Schreider seconded it, and the motion was passed.

**Election Results:**

Per our HOA Bylaws as mentioned by Bob Standley, we need a quorum of residents to vote; however, it was further explained by Leslie that all items voted on by those present will be ratified at the next schedule HOA Quarterly Board meeting which only requires a majority of Board members present. And, since there were no additional names added to the election of new officers from the mailing that went out with the meeting announcement, so the following members will serve on the HOA Board of Directors by acclamation:

The 2024-2025 HOA Board of Directors are:

Leslie Johnson, President

Gale Book, Vice President

Kathy Lacy, Treasurer

Patty Veal, Secretary

Geoff Santner, Director

Bob Standley, Director

Natalie Tremblay, Director

**Presidents Report**:

Leslie Johnson began by addressing questions from the floor.

There was a question concerning dues and liens. Leslie explained that our HOA has only voluntary dues. It would take 100% vote of all residents to have dues become mandatory and that will be unlikely to happen. Unlike regular C&R items which simply require a majority, anything to do with money such as dues – must be passed unanimously. And, since some property owners are mortgage companies – again the likelihood of getting 100% response in favor is highly unlikely. Consequently, we do not place liens on “unpaid” dues. As far as property issues, on certain matters, the HOA can enlist the assistance of the County to step in and assess fees and liens. The older C&R and bylaws prior to missing their revitalization may have had mandatory dues, but over the years the 30-year revitalization time frame was missed so the HOA is back to voluntary dues structure.

There was a question about quorums and voting. Leslie Johnson and Bob Standley explained that we have an avenue to assist with this through our quarterly board meetings, but the Board recognizes that at some point our Bylaws will need to be rewritten and voted on again. At this point, we are simply trying to get our C&Rs updated with the items that were of most concern to the HOA.

Leslie explained the three C&R amendments:

* Join Units 1,2 and 4 so it is a common HOA.
* Allow us to recoup legal fees to enforce covenants.
* Eliminate very short-term rentals.

Leslie further explained the boundaries of each Unit and explained that there are other HOAs in our subdivision which can be confusing. These other HOAs may not be as active or hold properties as accountable; and unfortunately, we get complaints about those properties that we have no jurisdiction.

There was a question concerning the HOA and C&R. Leslie explained that the HOA Board is simply the mitigation team and folks that help enforce the C&R for the good of the Association. We act on complaints, but you won’t see us walking around the neighborhood with clipboards. With that said, regardless of whether there is an HOA governing body or board, all of Units 1, 2, and 4 are bound to the C &R which are stipulated in their deed. Without the HOA board, residents would need to individually tackle violations on their own and worry about neighborhood improvements.

**Old Business:**

Leslie Johnson summarized items the HOA addressed over the past year:

The completion of the traffic light on Doug Ford & Sorrento. She thanked all those involved with that effort.

The property on 6 Pueblo – after Hurricane Sally, its pool heaved out of the ground and was an environmental and safety hazard. The HOA was able to get the County to remove the pool and fill in the hole. HOA resident Jim Byington openly thanked the HOA Board for their efforts since he lives next door what was a huge mess. He reminded folks of the importance of having an HOA for this reason.

The HOA sponsored a local Eagle Scout project to build and install the neighborhood Little Library at the intersection of Shoshone & Choctaw.

The HOA was able to get the County’s Parks & Recreation to make much needed improvements to the Garcon Bayou Nature Park with new park equipment.

The HOA started the process to amend and add to the C&R per the recommendations of HOA residents and our legal representative. As of today, we seem to have all the votes needed for Unit 4, Unit 1 – we seem to be only 8 votes short, and Unit 2 we need about 20 more votes. So, we need everyone’s help to get these last few votes so we can move on to other important HOA items.

**New Business:**

Natalie Tremblay gave an update on the golf course hours that many residents had asked about in the past. The Legend Club hours are now 7 a.m. – 5 p.m. They would like to stay open longer, but they need a second cook. If anyone knows folks interested, please direct them to the golf course office.

Leslie Johnson addressed a resident comment that perhaps next time have only one C&R amendment to vote on at a time or give an option to choose. Some she was in favor of and others not. This comment was noted for future C&R amendments.

Leslie Johnson addressed a question concerning how the votes are counted. Leslie explained that our attorney tallies and validates all votes they receive, and any votes received through the HOA is sent to the attorney. If anyone would like to see who all has voted so far, she has that information to share. Leslie stated that our board matters are very transparent and if anyone wants to know more, you can simply reach out to us via our email address which is perdidobayhoa@gmail.com. Also, all documents for the HOA including Bylaws and C&R are available on our website at PerdidoHOA.com.

Leslie Johnson addressed a question concerning street debris and she reminded residents that use the curb to place tree branches and such to make sure these do not lie in the gutter area of your street that would impede rainwater draining and/or cause the debris to get into our drains and clog things up. Also, a reminder, for large items such as old appliances, mattresses, etc, you must now call ECUA to pick them up. They will still pick up at no charge in most cases, but they are no longer routinely sending trucks out for this kind of trash.

Leslie Johnson addressed a question concerning our deer problem. Unfortunately, there’s not much our HOA can do except to remind residents not to feed the deer. There are some residents who continue to do this, and this does not help the problem.

Leslie Johnson addressed a question about the property on the corner of Shoshone and Doug Ford that is about to construct a new home. Ms. Lynn Kiser reported that she was told that the property couldn’t be built on due to it being on wetlands. Ms. Johnson stated that the HOA was aware of this property and was presented with the house plans which were approved and not in violation of any C&R restrictions. However, that is as far as our jurisdiction can control. All new property development must pass County and EPA codes, and it is our understanding that the property was approved for home construction.

Leslie Johnson also addressed the future of the HOA Board. There are at least three members of the board who wish to roll off this next year due to other obligations and also already having served for several years. It’s time for new HOA residents to step up. Leslie further announced that if these retiring board members cannot be replaced by our quarterly meeting in October 2024, the future of the HOA governing body may end. It is a process according to our attorney but will need to be done. At that point, the C&R will remain in effect, but it will definitely be up to each individual property owner to enforce – this includes neighborhood improvements.

There was a question brought up concerning lowering the required quorum for meetings and whether this would be a good idea since decisions would be made by fewer HOA residents. Patty Veal interjected that the HOA does gives 30 days’ notice for all meetings so there is plenty of time to get involved or communicate concerns to the HOA Board. Some property owners don’t even live in the neighborhood. Currently, the problem is that those that don’t seem to care enough to reach out are the property owners holding up much needed progress, and that’s not fair and puts more work on the volunteer HOA board.

Lesie Johnson restated the HOA’s email and web address for anyone who wants to ask other questions, join our HOA Board, or get HOA information. The email is PeridodBayHOA@gmail.com and the website is PerdidoHOA.com.

There was no further new business.

Leslie Johnson thanked everyone again for coming out to the Annual Meeting.

**Adjournment:**

After no further discussion, Leslie asked for a motion to adjourn the meeting. Patty Veal moved to Adjourn the meeting. Gale Book seconded it. There was no further discussion. Meeting adjourned at 7:28 p.m.

Respectfully Submitted,

Patty Veal, HOA board Secretary