

Perdido Bay Country Club Estates Units 1,2,4 HOA
Annual Meeting
6 p.m. Perdido Bay Methodist Church Community Center
13660 Innerarity Point Road

Board Members in Attendance:

Leslie Johnson, Randall Weiseman, Kathy Lacy, Ivan Diaz. Not in attendance was Natalie Tremblay.

Call to Order:

Leslie Johnson called the meeting to order at 6:03 pm, and welcomed everyone in attendance.

Board Introduction:

Leslie introduced the new slate of board members. They are:

President: Randall Weiseman

Vice President: Ivan Diaz

Secretary: Teri Mull

Treasurer: Kathy Lacy

Directors: Leslie Johnson, Amy Baker, Andrea Elliot

A motion was made to approve the slate, it was seconded and approved by the members.

Secretary Report:

The minutes for last years meeting have been posted on the website and copies are here at the meeting. A motion was made to approve the minutes, it was seconded and approved by the members.

Treasurers Report:

Kathy Lacy reviewed the Profit and Loss Report for the HOA 2024 year-end. The income was \$10,388.00 and Expenses were \$11,366.38. Some of the major expanses included Insurance, Legal Fees and Mailing Expenses. The Current balance is \$21,354.68.

A motion was made to approve the treasurers report, it was seconded and approved by the members.

Old Business:

Leslie mentioned that the changes for the C&R to address short term rentals has still not been approved. We need only about 3-4 for Unit 1 and about 7 for Unit 2. We will make a renewed effort to get this completed.

Efforts by the HOA to improve the front entrance we made this year. The skins on the electrical panels, decorations and lights for Christmas, and flowers and plants in the planter have made the entrance more welcoming.

Many questions have been raised about the lot at the corner of Doug Ford and Shoshone Dr. Leslie has been in contact with the owner to clean up the junk and finally contacted code enforcement to get it cleaned up.

Some reminders to residents:

- If you have an issue with covenant violation, please contact your neighbor directly. If that doesn't work contact the HOA and we will try to help. Most things can be easily remedied.
- With flooding an ongoing problem, please keep the gutters, curb and street in front of your residence clear of debris and vegetation overgrowth.
- Please do not feed the deer. The deer population is growing rapidly and feeding them is encouraging that.
- The golf course is private property and does not belong to the neighborhood. If you haven't paid for a round of golf, then you should not be on the course.
- Dues are to be paid now for 2025.

Leslie turned the meeting over to Randall, the new President, who introduced himself and talked a little about the neighborhood.

The speeding on Shoshone and Choctaw is a problem. Randall said he will try to get a portable tracker to be placed.

Each of the new board members were introduced and described where they live.

Leslie introduced Nancy Paredes, who rents in the neighborhood and has volunteered to be part of the welcoming committee. She talked a few minutes about how she would like to bring the community closer together.

Adjournment:

After no further discussion, Leslie asked for a motion to adjourn the meeting. It was seconded and approved by the members. Meeting adjourned at 7:03.

Respectfully Submitted,
Kathy Lacy, HOA Board Secretary