

Abbey's Board Meeting – Tuesday October 15, 2024

SPECIAL MEETING: HURRICANE HELENE DAMAGE & CLEANUP OF COMMON AREAS

Board members present: Chuck Jones, Candy Adams, Jim Adams, Gene Lott, Michelle LaMarsh, John Ray.

Residents present: see below

Chuck Jones: President

Meeting called to order at 6:30

Purpose of meeting is to briefly discuss board business and update residents on the clean up of the common areas from the destruction caused by hurricane Helene.

1-We are thankful we had no loss of life from this natural disaster.

2-Thanks to all who helped with the cleanup of our streets and a huge thanks to Carlos for getting here so quickly and removing the trees from our roads.

3-A contract has been signed with the county to allow entry into our neighborhood to remove trees and debris at the road.

Candy Adams: Treasurer/Secretary

First, every family is effected differently financially by this natural disaster. We want everyone to know it is this boards responsibility to keep this neighborhood financially stable and this will require financial help from each and every one in this neighborhood.

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|----------------------------|----|------------|-----------------------|
| Total Income for September | \$ | 21,105.00 | |
| Clubhouse Rental | \$ | 200.00 | |
| Interest Income | \$ | 141.48 | |
| Total Expense | \$ | 14,395.43 | |
| | | | |
| Total past due HOA fees | \$ | 2,205.00 | |
| Total advance payments | \$ | 20,007.98 | |
| | | | |
| Checking | \$ | 127,472.78 | *remember this number |
| Money Market | \$ | 105,386.11 | |
| CD | \$ | 20,471.27 | |
| CD | \$ | 15,086.27 | |
| | | | |
| Total Cash | \$ | 268,416.43 | |

Today, \$75,000 was transferred from our money market account to checking. We needed to use this reserve money to cover the \$127,300 payment we need to make to Branch Out Tree Company for moving the trees to the road for FEMA/county pick up and to have enough operating cash to run the neighborhood.

This was a temporary fix. After the payment to Branch Out Tree, we can't continue to operate on a shoestring and use our reserve cash which is already under funded.

Jim Adams: Grounds

Major destruction to the Abbey's common areas from hurricane Helene

1- Trees down on newly refurbished front wall

2- Trees down on East and West fences

3- Numerous dangerous trees against front wall and in common areas that are a hazard to homes and residents that have not yet fallen.

4- Multiple trees down in common areas.

These trees had to be removed from common areas and moved to the side of the road so the county can pick them up.

This is the only work that has been contracted to be done to date so the county can pick up the debris.

Quotes received for the tree removal from the common area:

| | |
|---------------------|---|
| 72Tree | \$245,000 (did not include root ball removal) |
| MC Construction | \$160,000 (did not include root ball removal) |
| Branch Out Tree Co. | \$127,300 (Includes grinding root balls) |

5- Drainage culvert behind Pevero Abbey and Glen Abbey has damage in several areas caused by up rooted trees that fell in the common area.

Michele LaMarsh: Clubhouse

No damage to the clubhouse

Gene Lott:

Pool had to be treated due to the amount of rain. Cost of \$360.00

Stucco wall around pool has some damage from the storm.

Pool is closed.

John Ray:

Gates are open until the county removes the debris and we've had time to have tree companies come in and remove homeowner trees.

We will start closing the gates at 9:00 p.m. and opening at 6:00 a.m once Overhead Door comes to help with the programming.

Thanks to Gene Lott and Ross Meschke for fixing all 4 lanterns at the gate. Unfortunately they were damaged during the storm and will need to be replaced.

Chuck Jones:

Conclusion:

Checking account (adjusted for outstanding checks) is \$127,472.78.

\$75,000 transferred from reserve to cover cost of tree removal. Hopefully insurance should refund at least \$25,000 we will have to get all the final amounts from insurance, deductible, FEMA, etc.

We had to transfer \$75,000 from our reserve account to pay for the clean up but we can't continue to deplete our cash.

The board prefers an assessment to cover the cost we will incur but we don't have a total amount yet. We expect it could possibly be between \$1,500 to 2,000 per household.

Note:

Our adjuster had not been here yet.

We do not have an estimate of all our cost.

If a tree falls on your property from the property of someone else, it is your responsibility to have it removed.

Questions:

Beth Meschke pointed out that some homeowners insurance has a loss assessment clause and may cover the cost of the assessment, less your deductible. Each resident should check with their insurance company.

Also, if you have not done so, you can file a claim with FEMA. I don't know what they cover but it may be helpful to those that have incurred losses.

Meeting closed

Sign up sheet:

- 1- Claudia Mahaffie
- 2- Earl Williams
- 3- Beth Meschke
- 4- Jack Demyan
- 5- Helen May

6- Marise & Bud Kuhlke
7- Sara Jefferson
8- Mike Jackson
9- Vicki Belcher
10-Judy Carman
11-Carolyn culp
12-Jack Lanier
13-Joy Jones
14-Tod Rea
15-Connie Wilson
16-Ginny north
17-Barbara Hill
18-Catherine Witker/Jaffee
19-Hilda & Tony Musgrove
20-Sheila Wilson
21-Ike Holton
22-Sandra Self
23-Joe Ricci
24-Peter & Mary Rieck
25-Meredith & John Ray
26-Carolina McGowan
27-Winifred & Larry Bone
28-Kim Bridi
29-Kathy Staton
30-Mel Rathbun
31-Betty Snead
32-Tina Lott