

SOUTHBAY HOMEOWNERS' ASSOCIATION OF ESCAMBIA COUNTY, INC.
POST OFFICE BOX 36412
PENSACOLA, FL 32516

The Southbay HOA meeting was held on Tuesday, December 3, 2024 at 1916 Southwind Circle.

President Tim Haralson called the meeting to order at 6:01 p.m and led the Pledge of Allegiance.

Roll call of officers and board members: Tim Haralson, President; Steve Giblin, Vice President; Jennifer Bobo, Secretary; Debbie Owens, Treasurer; Elaine Welter; Wanda McLaughlin; and Rich Van Dover. Guests in attendance: Phillip Terry and Elizabeth Landry. A quorum was present.

Minutes from the October 8, 2024 were presented by Jennifer Bobo. A motion was made to accept the meetings with grammatical changes. Motions was made by Debbie Owens and seconded by Rich Van Dover. Minutes were approved with changes. Minutes from the Special Meeting on October 15, 2024 were presented. A motion was made by Debbie Owens and seconded by Rich Van Dover to approve as submitted. Minutes were approved.

The Treasurer's Report was presented by Debbie Owens. As of December 3, 2024 the current balance is \$17,028.08. We hope to close out the year with around \$16,000 on hand. Debbie Owens explained that we had one refund for a scam for \$122.23 and she was able to reverse a charge by our attorney for answering a simple question posed to him. She is working on a spreadsheet with our 202 expenses for the year to be completed soon. Once she has the information on using our website to submit HOA Dues, she will include them and information on the new website in the Winter Newsletter. A motion was made by Gerri Berry and seconded by Tim Haralson to approve the December Treasurer's Report. Report approved.

Committee Reports:

Architectural Review: Rich Van Dover asked if we have an Architectural Review Committee? Tim Haralson explained that the previous Architectural Control Board was discontinued. The covenants clearly define expectations and restrictions, which are reviewed and determined by the board as whole. When asked if we had a committee for this, it was determined that we don't need a committee for this as it falls under the board as a whole, however, in discussions of issues related to this, we can include a report under Committee Reports. These issues are, however, to be taken up by the entire board present during the meetings.

Landscaping: Thing sprinklers were turned off on December 1st. Fountains are usually cut off by December 1st, Steve Giblin requested that they remain on through January 1st to ensure that any issues with irrigation we may have with the new Publix build and construction may help with additional usage. A motion was made by Rich Van Dover and seconded by Elaine Welter to keep the fountains on through January 1st. Motion passed.

Yard of the Month: The Yard of the Month came to a close. We did have a point of order to make sure that as we close out the Yard of the Month and go into the Christmas Season that the Spirit Award is not attached to the one-time only reward for the Yard of the Month. It was determined that the two were separate and the exclusion does not apply.

Christmas Decorations: The committee is already on the look out for great decorations and look forward to awarding the most festive home.

Street Lights: FPL has still not completed the street lights and Steve Giblin will contact again to insure these are finalized soon.

Newsletter: Debbie Owens will be getting the Winter Quarterly newsletter out soon and will need information on the website and payments. Additionally, she will include information on the Financial Statement for 2024. Those will be coming out at the end of the month.

The board reviewed the new website and discussed additional information to be included before taking the website live. The website will go live before January 1, 2025.

Old Business:

Steve Giblin explained that Navy Federal had started doing some work on 2012 Southwind Circle. 1865 Southbay Drive has sold and they are currently cleaning up the property. Liens on the residence are currently being prepared for collections from the Clerk of the Court, Pam Childers office by Debbie Owens. She will update us as they finalize the process.

Rich Van Dover updated everyone with his issue with ECUA where his meter wasn't working. After three and a half years they finally were able to find there was an issue and he is going to get over \$3,000 back in over charges.

New Business:

The Publix is expected to open in January.

The next meeting will be held on February 4, 2025 at 6:00 p.m. Location to be determined.

The meeting was adjourned at 6:50 p.m.

Respectfully Submitted,

Jennifer Bobo