

SAVANNAH BAY HOA  
Property Owner's Meeting  
October 20, 2007  
Minutes

Frank Porto called the meeting to order at 11:35 a.m. He welcomed everyone and thanked Linda and Risto Huovenin for hosting the meeting at their lovely new home in Savannah Bay.

Frank announced that regrettably our leader, Craig McAnsh, could not attend the meeting and that he would preside in his absence.

There was a quorum at the meeting between attendees and Proxy forms received prior to the meeting:

Attendees:	18
Proxies:	<u>29</u>
Total:	47

Frank Porto gave our financial report and outlined the budget for 2008.

- A question was raised regarding the difference in dues collections. It was explained that we have two properties in bankruptcy and a couple of homeowners who have not paid their dues. Also that we were in the process of trying to collect or possibly filing liens on these properties.
- The Eurich's, new lot owners of Lot 32, asked when invoices would be sent for the 2008 dues. Frank announced that dues are due February 1<sup>st</sup> and invoices would be sent in January.
- Dues will remain at \$330 for the year 2008.
- It was noted that the budget for lawn maintenance was increased to \$6500 for 2008.
- A question was raised about whether the county should clean the grass clippings off the streets. Frank explained that they just cut the grass. Although it is not their responsibility to do so, Robbie Seymour promised to bring a scraper out and tidy up.

- We also had a question on our Trust Fund and what the money was to be used for. It is to be used for paving the road to the boat yard, miscellaneous repairs and is basically a rainy day fund.
- Clyde Johnson made a motion to accept the Budget for 2008. It was seconded and the motion carried.

Craig Belton gave a report on the Architectural Review committee. Plans are now being reviewed for The Bulgers, Lot 29. Craig asked if anyone would be submitting plans in the near future and the Siedl's and the Cooper's stated that they would be within the year 2008. He also reminded everyone that any work needs to be reviewed and approved by the ARC committee. He mentioned that Lot 32 would be building a dock in the near future.

Frank Porto gave our Maintenance and Landscaping Update.

- He mentioned that it's been hot and dry and our sprinkler system is broken.
- One of the homeowners mentioned that they thought our entryway always looked very nice. McKee Landscaping has done a good job.
- Pavilion options and costs were discussed. Frank handed out quotes from Russell Spratlin Construction along with changes proposed by another construction company reducing the costs.
- Zack McLanahan stated that the pavilion would be a focal point in the neighborhood and that placement of it should be given great consideration. He also inquired as to whether we could purchase an interior lot and place it there along with other amenities, such as tennis courts or a pool, etc.
- Discussion was held on whether to have bathrooms or not. Mention was made of renting porta potties for gatherings. How we would pay for it – financing/assessments.
- Frank asked whether we wanted to table the discussion for the future or address it now. Craig Belton proposed that the board continue to pursue getting other quotes and consider purchasing an interior lot. Motion was made to continue pursuing costs and placement of a pavilion. It was seconded and passed.

- Beth Putnam encouraged everyone to look at the property plat while available to see what the possibilities are for the placement of the pavilion.

Election of Officers. A motion was made to rollover the current board of directors. It was seconded and passed. There were no other volunteers and no election was held. Craig Belton thanked the board for all their work.

Frank Porto introduced Roby Seymour, the Lincoln County Water and Roads and Bridges Commissioner to speak on the Savannah Bay Water supply.

- Roby spoke on the severity of the lake levels and mentioned the frequency of droughts getting closer and closer. Major droughts were in 1950, 1984, 2000 and now 2007.
- There is a rumor that Atlanta may tap into the water supply of Clark Hill. It would take about four years to build a pipeline to accomplish this.
- Local wells are running dry.
- Question was raised “Why doesn’t the corps release more water from Lake Russell?” Roby explained they need higher water levels for generating electricity.
- Soon Savannah Bay will be less than a mile from the county water supply. Providence Ferry extended county water to Murray Dam Road, Charleston Bay will be getting county water by extending a line from Murray Dam Road in November. Charleston Bay Subdivision is located right across from Savannah Road.
- County water would help with Fire Protection and Homeowners’ insurance rates.
- How to fund – they don’t know yet. There are lots of changes in regulations for subdivision due to the growth in Lincoln County.
- Water stands alone – user fees only and is not funded by government taxes.
- Fire hydrants will be installed with county water.
- Midway Volunteer Organization services Savannah Bay. A portion of SPLOST goes to the Fire Department

- Question was asked if county was responsible for our wells if they run dry. Roby stated the water company would find a secondary source for us.
- Our wells are checked three times per week and chlorine added as needed.

Frank introduced Clay Antonakas with Lee Builders and mentioned that he would be available to answer any questions and/or review plans. Clay introduced his folks that had a hand in providing today's lunch and setting up our meeting. Frank also introduced Tony McKee of McKee Landscaping who was also available to answer questions and give quotes. Jerry Moon of Moon Docks was also introduced. He had a boat available for anyone wanting to go out on the lake to look at other docks they had constructed.

Frank thanked our sponsors for the delicious lunch of BBQ pork, potato salad, fried chicken, peach cobbler, assorted pastries and drinks.

Motion was made to adjourn the meeting. It was seconded and the meeting was adjourned for lunch at 12:45 p.m.

Linda Huovenin invited everyone to take a tour of her lovely home constructed by Lee Builders and a good time was had by all.