



Pointe South Property Homeowner's Association

General Member Meeting Minutes

I. Call to Order

President Lillian Derouen called the meeting to order at 6:30 pm on Tuesday, December 6, 2022 in the PSHOA pool house.

II. Roll Call

Lillian Derouen called the roll of Board members. All 4 were present and quorum was met.

III. Approval of the Agenda

Lillian opened the floor for addition to agenda. There were none.

IV. Approval of the Minutes

TC motioned, LD seconded.

V. Old Business

a) Recent Projects Report

LD mentioned we repaired a fountain, sprayed ponds, pressure washing, deep clean of poolhouse, etc.

VI. Financial Report

MR reviewed financial report. Last week of November (~12 have paid 2023 thus far). Balance appears low, per normal, then receivables begin to come in. 2022 included several large ticket items, including fountain repair, pool house loan payoff, flood insurance for protection of investment, must carry commercial liability insurance, pool equipment repair. We budget \$47,000 to operate annually. If we collect 100% of dues, we receive \$50,000 in receivables, with a very narrow working range. We are currently owed ~\$16K in delinquent dues. December bills are not in budget, but we anticipate \$3200 for the month. Resident questioned delinquent dues. MR clarified the process of collecting delinquent accounts. LD chimed in as past Treasurer, clarifying that we do wage garnishments, property liens, collection agency work, and more to collect our dues. EH mentioned that long-time homeowners expected dues to go down. She also questioned current balance as to if we were going in the red. MR rebutted that collections efforts have bolstered the



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account to see us through EOY. Shannon with PMI also spoke to the collection agencies efforts.

VII. Activities of the PSHOA Board of Directors

a) PMI - Property Management company

Shannon is here on behalf of PMI as rep of property mgmt. company - they handle so much of the administrative tasks. The reasoning behind this was for business continuity, and following suit to other communities in our area. Shannon shared her email association@pmi-integrity.com that residents can reach out directly to her. She handles violations, etc. and can act as liaison to other departments (like accounting). She confirmed that one of the major problems is parking in the street. She rides through monthly to make notes and send violation notices. She clarified that PMI does not do street lights, domestic disputes, or neighbor issues.

b) Entrance Lighting/decorations/maintenance

c) Pond Maintenance & Fountain Repair

d) Clubhouse Maintenance

e) Pool Season, Access Codes & Enforcement Policy

f) Communications

g) Community Activities

VIII. New Business

IX. Nominations to 2023 PSHOA Board of Directors (update on election)

Being accepted until midnight tonight. Thus far we have 3 nominations - Chris Hybart, Kim Sasser, & Kim Graves McCants.

X. Comments and Announcements



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Questions about duties of PSHOA board responsibilities, all board members spoke to our efforts, time investment, etc.

XI. Adjournment

LD adjourned the meeting at 7:25pm.