

LOWOCA BOARD MEETING OF 4/11/22

**Meeting began at 6:15 pm. Members present are: Leslie Sayers, our CMA Property Manager; Jacob Wortz, Jack Buck, Ann Lindsey, Jane Want, Ken Rothrock and Scott Boyd. Kris Harman was absent from this meeting tonight.

** All monthly Board Meeting notes are posted to CMA and Board Members when they are typed up by the secretary. In addition, they are posted on the Lakes of White Oak website if homeowners would like to view them.

** We had 8 new homes sales in the month of March 2022.

** If a Homeowner requests to speak at a monthly meeting, we kindly request that individual to contact **Leslie Sayers at 404-835-9215**.

** **A Reserve Study** will be done within the next 2 months by Ray Engineering, Inc., a Consulting Engineering firm based out of Atlanta. What is a Reserve Study? The purpose of this Study is to develop a 20-yr capital reserve funding analysis and future repairs and replacement fund of all common elements of LOWOCA to include:

~ Clubhouse, Drainage of Common Areas, Entry Signage, Fencing, Landscaping, Parking Lot, Gazebos/Arbors/Pavilions, Picnic Area, Playground, Pool House/Restrooms, Private Roads, Retaining Walls, Sidewalks, Storm System, Swimming Pools, Tennis Courts, Irrigation, Lighting, Pool Equipment/Chairs/Tables/Umbrellas, Security System.

The Engineer will meet with Board Members, Property Manager and Ann Lindsey, (Pool Manager) to discuss concerns and potential problems.

The cost of this Study is \$ 2750. A vote was taken by Board Members to go through with it 6/0 in favor.

** **COMMITTEES...** We have 3 Committees established with several volunteers already interested in joining them;

Social, Leasing, Newsletter. If you would be interested in joining any of them , please contact **Leslie Sayers at 404-835-9215**

****WINDOWS ...** in the Clubhouse are in need of repair. We've chosen the Horizon company who offered the lowest bid for high quality work. Total windows: 12 with a cost of \$ 17, 270. Board members had vote of 6/0 to approve.

**** REIMBURSEMENTS...** the time limit for accepting receipts for items purchased on behalf of the LOWOCA community is 90 DAYS. No compensation will be awarded after that time period.

**** CARD READERS FOR THE POOL AND TENNIS COURTS....** After much discussion about card readers to enable Homeowners to enter pool, the Board has decided that we WILL NOT be using them at this time. We have a good system in place with our Pool Monitors maintaining a safe and happy pool environment. The HUMAN element has much more of an advantage ie. Storm compliance, "accidents" in pool, not to mention selling drinks/snacks that an unmonitored pool could not do.

HOWEVER... we will be getting a Card Reader for the TENNIS COURTS. We had 2 bids and chose the least expensive. They both use the same equipment!! The project has been awarded to PTR Control Systems ,LLC out of Peachtree Corners, GA as of 4/18/22.

**** GAZEBO...** We will be getting 2 more bids to replace/repair and paint the gazebo. Wood shingles on roof need replacement.

**** DRC...** There are all kinds of information on the website should you need guidance on repainting/fences/sheds, etc. Please remember that if you choose to install SOLAR PANELS, they need to be installed on the BACK side of your house.

**** PLAYGROUND...** Ken and Scott have graciously volunteered to fix the playground. Thanks, guys!

**** SEWER ROAD CONSTRUCTION...** on Woodlake Drive will have some kind of gate across it once the work is completed. Many people have been walking their dogs back the gravel path that is currently there.

Meeting ended at 8:00 pm.

Wishing everyone a very Happy Easter!! Jane

