

## Chairman's Notes

May 19, 2023

Well, it is time again for the Chairman's notes, and I have quite a bit to tell you this week. We have several ongoing projects that are moving along. Our financials are strong. So, everything is good.

- The pool and lounge chairs at the Manor and Oak Cove Pool will be re-strapped starting Monday, May 22<sup>nd</sup>. The vendor will take about half of the chairs at a time. We are told it will take about four weeks for all of the chairs to be re-strapped.
- The Board voted to approve two projects that were not budgeted for this year. The first project is to replace the fire system control panel in Blue Heron restaurant. The cost for that project is \$7,775.00. The second project is a drainage repair at 293/295 Plantation Drive. The drainage pipe collapsed and is causing several drainage and erosion problems. The projected cost is \$24,175.
- The Board of Directors approved the ARC rules for 2023 but improvements to these rules will continue this year. I plan to create a working group to review and continue improving the ARC guidelines. All of the emails I've received will be forwarded to the working group, so they may incorporate your suggestions in the new guidelines for 2024. The working group can update the guidelines, correct any redundancies, update the glossary, and make any other necessary grammatical corrections. As per our documents, work on actual rule changes will begin in October and are voted on at the February meeting of the Board of Directors.
- A motion to enlarge the Activities Office and expand into the former poker room has been approved. A lease was created and the CSA manager will oversee completing the lease soon.

- A Motion to restrict the walking of pets from a moving vehicle was passed by the BOD on Wednesday. The rule was recommended to the board by both the Rules and Regulations Committee and the Safety and Security Committee. The new rule will be in the Rules and Regulations manual Section 3. Item G.

*“g. Pets (service animals are not considered pets) may not be exercised from leashes or other tethers extending from a moving vehicle whether the leash or tether is held by a passenger in the Vehicle or attached to the Vehicle itself on paved roads. Bicycles and tricycles are excluded if they are equipped with a commercially available safety device for walking pets.”*

Courtesy patrol will issue warnings for the next 30 days to ensure our owners know the new rule.

- The safety of our employees is absolutely critical. We recently had two employees report that two alligators in Hidden Lake were acting in an aggressive manner while they were working on an irrigation project near the water’s edge. To ensure the safety of our employees, both of these alligators were removed this week. Although it is sad to see alligators removed, we can never jeopardize the safety or well-being of an employee, guest, or owner, and I will always take the corrective actions necessary to ensure our safety.
- I am happy to report that the perimeter trail fencing project along the Betty Salter trail is going extremely well. The rancher is about 75% finished with the project.
- The Hobbyland exterior improvement project to replace the doors and windows is proceeding. The windows and doors have been replaced and now our CSA crew is working on replacing wood rot on the exterior of the building.
- If you are currently signed up for auto-debit or ACH of your quarterly assessments, you may receive an email message soon that says “A new payment method has been added to your account”. The CSA Office is working on a new software

**application that will soon allow you to access your account information and manage your payments online. More information will be shared with you when the system is ready to go live in the upcoming weeks.**

- **Our Courtesy Patrol continues to issue citations for speeding. *Please slow down.***

**Cliff Creech**

**Chairman of the Board**