

**COLONY CLUB ANNUAL HOA MEETING AT
ERIE H MYERS CIVIC CENTER
GULF SHORES, ALABAMA
JANUARY 25, 2025**

Board Members Present: Craig Carpenter, President, Debbie Causey, Vice President, Rob Smoot, Treasurer, Patty Moore, Secretary and Troy Gauthier, Member at Large.

All owners were welcomed and Craig Carpenter led prayer. Rob Smoot gave an update on the finances, which were distributed to those in attendance. He stated that our parking lot is on the horizon. There are some owners that have not fulfilled their payments for dues and assessments for 2023 and 2024. Everyone is encouraged to review the full statement of accounts, which are emailed monthly by CSB, and make sure they get their accounts current. There is an 18% interest accruing on unpaid dues and assessments.

The accomplishments for 2024 include the following:

- Pool, fence and pool deck
- Landscaping around pool
- Tennis/pickle ball court – surface repaired and setup to convert to 2 pickleball or use as tennis courts. Lighting also repaired.
- Fire Pit updated (owner collaboration)
- Concrete repairs made to sidewalks and drainage
- 60 concrete steps acquired – 49 are in the process of being replaced
- Guest registration/parking certificates implemented

John McClurkin, Attorney explained the construction defects were ongoing and a law suit was pending on some companies that had performed unacceptable work. He stated that due to attorney/client privileges he cannot elaborate on the construction defects. Those defects are the roofs, windows and siding.

John also noted the case with Melissa Horrall was concluded with a judgement for Colony Club to receive the full amount including expenses. This will proceed with filing a lien on the unit to facilitate collection of the amount ordered.

Patty Moore, Secretary presented an award that hopefully will be a tradition as Volunteer of the Year. This award was presented to Mark Karr for his tireless efforts devoted to Colony Club.

The chimney/fire box situation has not been resolved and the City of Gulf Shores has now advised they will not be inspected as they previously stated. The board will review and determine an appropriate course of action.

Craig Carpenter reminded those that have their units for sale, to make sure they obtain the required information for closing on FrontSteps. All financials, meeting minutes, bylaws, rules/policies are readily available. The board members will NOT perform the download requests. A policy/rule was approved in 2023 to collect \$250 administrative fee for processing of paperwork submitted by agents as part of the selling (financing) process. This is expected to be prepaid by the agent, buyer or owner. If this is not done, the charge will be placed on the account and collected at time of closing.

Due to the number of issues with the landscaping company, such as wires being cut and windows being broken, we have obtained a new company. This company will be less expensive and have been advised of the issues we previously experienced and we have received assurances they will take proper care to not repeat these issues. They will start 1 March 2025.

Troy Gauthier handed out the board approved 2025 proposed budget to all in attendance and all owners received via bulletin notice. Craig Carpenter walked thru the details of the line items in the budget. There were a couple questions about using an assessment method to collect for the insurance vs paying monthly and it was noted the carrying charges and interest charges would add \$40,000-\$50,000 in expense. Additional discussion about how we might be able to get into a future state to collect insurance money in current year and pay for the next year without need for more assessments. This spurred conversation in areas such as

the failed capitalization fee bylaw change that could provide more revenue in support of this. The budget was put to a vote and the owners in attendance accepted the budget by a vote of 37-1.

The HOA board presented the motion (Craig Carpenter) for the 2025 special assessment. Rob Smoot, Jr 2nd and all approved.

Craig Carpenter asked if there were any nominations for board members from the floor. No nominations were made. The nominations were officially closed. The meeting took a recess to collect the ballot/proxy forms and allow voting to start.

The current board was re-elected for the 2025 year.

Q&A session:

- Discussion occurred regarding survey stakes around the property and covering areas which have been considered part of the Colony Club property. New stakes have been noted on the southeast side. The board will get opinions from a real estate property legal professional to get advice on actions we may need to take.
- The sign on Oak Rd for the property – not large enough or bright enough (color contrast) and needs some work done. The sign location may need changing if outside the property line.
- Lift Station maintenance – it is unknown if the lift station has received any maintenance since inception. No records have been found. This needs to be made a priority to review and ensure we have proper maintenance as any failure starts a 12 hour timer before a significant issue will arise.
- Flower bed created by former or current owners. Reminder made – this area is 100% the responsibility of the unit owner closest to the flower bed. The policy/rules document indicates this information. If the current unit owner does not want to maintain this then remove it. If this is not maintained the board will issue a fine and charge for the removal of the flower bed.
- Water faucets are being added in strategic locations to support use in pressure washing and/or other maintenance items. They are not being setup for owner/general use.

- Question raised about setting a minimum rental rate. Many concerns with this; would Alabama law allow for, how would this be managed by the HOA to confirm compliance, etc.
- Capitalization fee inquiry. This was discussed at length given the two prior attempts to get this passed and added in the bylaws as required. Troy Gauthier is going to lead efforts to review the bylaws in 2025. If you have input on this or other areas we need to revise contact him directly (Troy Gauthier troy.gauthier@yahoo.com)

Motion to adjourn was made by Craig Carpenter; Debbie Causey seconded the motion. Carried unanimously.

Respectfully,

Patty Moore, Secretary