

COLONY CLUB HOA BOARD MEETING

2ND QUARTERLY MEETING

July 11, 2025 @ 5:00 P.M.

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

The meeting was called to order by President, Craig Carpenter.

Old Business:

Legal Matters:

- Horrall v CC/Nix/Stepp and Johnson vs CC/Whitehead. The plaintiffs' attorney (Eaton in each case) has filed with the Alabama appellate court. There is an expectation for the court to deny/dismiss this action.
- CC vs Horrall. CC has a signed default judgement order – this will be actioned once the above noted appeal is closed.
- CC vs Contractors – depositions are expected to start soon and are targeted to complete in October 2025.
- Belfor Resotration vs. CC – this is 100% complete and fully satisfied.
- Real Estate property lines – our attorney will draft a resolution noting the property lines as they should be noted. This is expected to be filed in about a week. Once filed it is unclear what action the current landowner(s) may take.

The 2024 audit has been finalized with only minor findings. The 2024 taxes have been filed.

Guest check- in policy was explained as follows:

- Owner = name on the deed
- Guest = all others.

As noted/discussed at the time this policy was enacted; overnight guests are expected to register their vehicles and pay the \$25 fee associated with this process. No exceptions.

Owners are not permitted to provide a 'permission slip' to have pets or otherwise violate any of the HOA bylaws or rules! Fines will be issued if this is found to occur. We all signed and agreed to the same bylaw documents when purchasing here.

There have been numerous calls after office hours for Betty Pappert and Bill Moore with various issues. It appears some owners/management companies have advised renters to contact them rather than following the check in policy. ***Neither one of the property managers should be contacted after hours. Colony Club does not provide concierge service for your guests.***

The whirly birds/ventilation fans have been installed on all residential buildings by Mobile Roofing. They have also addressed the loose shingles and other issues we have reported to them. Work remains to be completed on the Clubhouse roof.

The clubhouse utility closet has a continuing mold issue due to improper attic access setup. We have requested a quote from JTT enterprises to assess action to correct. We are also validating the A/C drip lines are properly installed or not. We have a prior quote to repair the ceiling sheet rock issues and will include in the 2026 budget. Vanessa will be working on applying window tint to the upper windows over the next few weeks.

The stickers in the yards will be treated this fall by the landscape company. The crepe myrtles near the units have been trimmed per the insurance company's request.

New Business: Robert Smoot, Treasurer stated the financial balances are much better. The guest registration has collected over \$45,000. Our Sweep account is earning about \$2,000 per month in interest.

The parking lot is still set for late summer/early fall. It will be done in sections and notifications will be sent out within thirty days prior to start up. ***Everyone's cooperation and compliance of moving vehicles will be necessary, otherwise, vehicles will be towed.***

HOA Board Business voted on:

- 1) The construction defects repairs for the interior have been ongoing for over two years. **The HOA will cease to provide for the repairs as of 31 August 2025.** Interior construction defects are noted as window sills/frames and drywall damaged caused during the Hurricane Sally repair work. Robert Smoot, made the motion that any receipts turned in after that date, will not be paid. Debbie Causey, seconded motion. Motion carried unanimously.
- 2) Owner paid for interior defects and repairs. In February 2024, the HOA Board approved a "windows and doors policy" whereby the owners would self-repair the doors and windows. The owners are to formally submit pictures (before and after) as

well as the formal purchase receipts/invoices for the cost. These documents must contain the proper information about the repair and the company who performed the work. **The board will submit all received and approved receipts on/about 31 December 2025 to reimburse the owners for the expense. All documentation MUST be submitted to the board via colonyclubboard@outlook.com no later than 1 December 2025!** Robert Smoot, made the motion that any receipts turned in after that date, will not be paid. Debbie Causey, seconded motion. Motion carried unanimously.

- 3) The HOA windows and door policy from Feb 2022 is to be rescinded and made null and void. The HOA will budget accordingly to continue the maintenance/repairs as deemed appropriate by the HOA board. Craig Carpenter made the motion to rescind the Windows/Doors policy of Feb 2022.. Debbie Causey, seconded motion. Motion carried unanimously.

The representatives of the company that installed the covering on the pool deck will be on sight on July 17, 2025 to evaluate and determine the correction period. Notice of repairs will be posted as they are learned.

The postal service is having several issues with traffic in the area where the mailboxes are located. It may be necessary that the mailboxes be relocated. The mailboxes are also have issues and we are being encouraged to replace them. This will be a line item to consider in the 2026 budget. Betty P. did note there was a vote regarding the current location being approved by the ownership as permanent. The board will review prior minutes – however we will also have to work with the USPS postmaster on any/all items related to the mailboxes (location as well as replacement).

With no further business, Craig Carpenter made the motion to adjourn the meeting. Troy Gauthier seconded the motion. Motion carried and meeting was adjourned.

Minutes submitted by

Patty G. Moore, HOA Secretary

