

MINUTES
BOARD OF DIRECTORS MEETING
JANUARY 7, 2025

The meeting was held at 6 pm at Nancy Bishop's house. It was called to order by President Jamie Hellams at 6:08 pm. Present were President Jamie Hellams, Vice-President Rick Linder, Treasurer Greg Hilewitz and Secretary, Nancy Bishop. Helen Westmoreland was present for a portion of the meeting.

The Agenda was approved without objection.

The Minutes from December 3, 2024 were approved as amended without objection.

Helen Westmoreland was present to notarize the approved ARB Rules and Regulations so they could be recorded. State law requires that they be recorded each year by January 10 in order to remain in effect.

1. Treasurer's Report

- a. Greg reported that Helen is on board and is beginning work for the Association. Emails with invoices have been sent out for annual assessments. The Board discussed liens for properties when assessments are substantially overdue and when the property owner has been given notice repeatedly of the amounts owed.

2. ARB Report

Rosemary Shaver is working with the builder on a new house on Aberdeen and is cleaning up files for the new ARB.

3. Old Business

- a. Sign bid: Greg received two bids from T&R Graphics for a Falcon's Lair Community sign at the front entrance on Falcon's Dr. They were \$3804 for a 5' sign and \$1313 for a 4' sign. T&R will send renderings of each size sign for the board to review in order to make a decision.
- b. Maintenance of front entries: Rick will get in touch with a landscape maintenance group to get this underway.

4. New Business

- a. BOIR filing for Corporate Transparency Act: Currently there is an injunction on effectiveness of the CTA and BOIR filings are just voluntary, with no penalty for not filing. The Board will not file at this time.
- b. Preparing for Annual Meeting: The meeting will be held January 25 at 1 pm at Tamasee-Salem Elementary School library. The agenda was discussed and the

necessary documents to be included in the mailing with the Notice of Meeting, etc.

The meeting adjourned at 7:15 pm.