

# MINUTES– ASSESSMENT MEETING February 21<sup>st</sup>, 2026

**Attending:** - Dean Floyd, Teresa Floyd, Jackie Williams, Dennis Williams, Janet Davis, Shannon Davis, Shaun Doyle, Allen Barnhill, James Herring, Kathie Herring, RD Sturgill-Murrieta, Brenda Brantley, Thomas Lee, Jerry Jackson, Kim Johnson, Brandon Smith, Teddy Godwin, Bill Bunting, Ann Bailey, Steve Rumbley, Suzanne Rumbley, Jimmy Graham, Brenda Graham

Motion to Start by President Dean Floyd

Dean reviewed the Deck and Railings Project, noting the Engineer’s Report indicating the danger of the current structural condition and safety concerns. He noted the Informational Meeting on January 17<sup>th</sup>, with the contractor present who had answered questions from the homeowners. It was discussed that the complex could possibly be condemned if repairs were not completed, plus the condition would only worsen over time. A conversation with the HOA attorney was reviewed. The project should take 4-5 months to complete with a cost of approx. \$375K. There will be \$36K taken from the reserve maintenance fund to help cover the cost. The payments would be made in four (4) installments. The 1<sup>st</sup> payment would be due by March 15<sup>th</sup>, 2025.

The vote was then taken for the Decks and Railings Project Assessment:

VOTING YES BY PROXY - 18

VOTING YES IN PERSON - 21

VOTING NO BY PROXY – 2

OWNERs NOT PRESENT – NO VOTE TAKEN- 4

**TOTAL YES VOTES - 39**      **TOTAL NO VOTES – 2**      The 2/3s requirement was met to pass the Assessment

There was further discussion concerning the project with questions - (1) Will there be a final inspection (2) Does the contractor give a warranty and for how long. Dean and Shaun will review this with the contractor. Shaun discussed how the insurance had been verified directly with the contractor’s agent and the policy gives a broader coverage to include the

residents. The 1<sup>st</sup> installment of \$1704.88 is due by March 15, 2026. Meeting was adjourned