

SIP HOA Board Meeting Minutes

14 DEC@ 12 PM Clubhouse

1. 09:00- President/Call to Order
2. Board Quorum ALL present except Lisa Newman
3. Old Business
 - a. Detailed Treasurer Report to include OCT. **Teddy**
No report as FSR failed to provide NOV's report
 - a. Detailed Delinquent Accounts Status. **Kevin**
Paige working on foreclosures. 4 at the present time.
 - b. 2023 Budget. **Kevin**
Submitted to Real Manage
 - c. 2023 HOA Fee. **Kevin**
\$165 in 2023 budget.
 - b. Detailed Status of Docks Report. **Kevin**
Will submit to bank financing once Real Manage has financial documents correct from FSR.
 - c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/The Litchfield Company**
25 properties for sale, lowest is 42,500 near front gate. Prices remain strong. Slow time of year.
 - d. Detailed report on landscaping and maintenance of SIP.
 - a. Irrigation system. Clock controller. **Kevin/FSR**
Sullivan Irrigation working on property. Moore BROS will supervise.
 - b. Landscaping contract. **Kevin**
Paige is working on it.
 - c. Pond Spillway. **Kevin**
Still working issue.

- e. Detailed report on the Clubhouse and Pool area. **FSR**
 - a. Pool status/Rest Rooms.
Briefed Real Manage
 - b. Clubhouse & pool locks. **FSR/Frank/Ellen**
Still working issues.
 - c. Clubhouse TVs's and treadmills. **Ellen**
Put off till JAN with new management company.
 - d. Security Gates. **Frank**
Still working issue.
- f. Mailboxes Status **Kevin**
Will make payment when new management company takes over.
- g. ARB Committee Report. **Toni**
Approved two new homes.
- h. Status of Dowling Homes. **Teddy**
Will build three new homes this year.
- i. Golf Cart Status. **Teddy**
Will pay Real Manage as soon as company is up and running.
- j. SIP Fence Status. **Kevin**
Completed
- k. SIP Facebook Page. **Kevin**
No change
- l. New SIP Manager Real Manage
Received briefings from ne management company.
- m. New Business/Adjournment. **Kevin**

