

## SIP HOA Board Meeting Minutes

**23 JAN 23@ 11 AM Clubhouse**

1. 11:00- President/Call to Order
2. Board Quorum **Teddy Dowling unable to attend.**
3. Old Business
  - a. Detailed Treasurer Report to include transition report by Real Manage/ **Real Manage/Teddy**
    - a. Detailed Delinquent Accounts Status. **Real Manage/Kevin**
    - b. 2023 Budget. **Kevin**

**Jerry Watson from Real Manage explained significant issues that Real Manage is working though on the transition from FSR. FSR has been less than cooperative and has not provided data in a timely fashion. In addition, Real Manage lost the manager that was assigned to SIP due to resignation. This process has resulted in a lot of confusion for the SIP members, especially when it comes to payments of HOA dues. There will be a grace period until Real Manage gets the information to the members so they can pay the HOA fees. The new monthly fee of \$165 was posted on the Real Manage site for JAN but because of FSR it could not go into effect until FEB. Those members who paid the \$15 extra will be credited that money. Real Manage is working to resolve all of these issuers.**

- b. Detailed Status of Docks Report. **Kevin**

**Waiting on new financial reports from Real Manage**

- c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/The Litchfield Company**

**Toni and Lisa report Real Estate market is still strong in the area. 31/187 lots are for sale.**

- d. Detailed report on landscaping and maintenance of SIP.

- a. Irrigation system. Clock controller. **Kevin/FSR**

**Irrigation work system is about finished and in working order. This is great news for the entrance and main road to the clubhouse and around the clubhouse.**

- b. Landscaping contract. **Kevin**

**Working on the issue.**

- c. Pond Spillway. **Kevin/Teddy**

**Bob Rice has inspected and is consulting with Teddy on possible fixes if needed.**

- e. Detailed report on the Clubhouse and Pool area. **FSR**
  - a. Pool status/Rest Rooms. Cleaning Lady. **Real Manage**
  - b. Clubhouse & pool locks. **Real Manage/Frank**  
Working on issue.
  - c. Clubhouse TVs's and treadmills and other items for the clubhouse. **Real Manage/Ellen**  
Working on issue.
  - d. Security Gates. **Real Manage/Frank**  
Working on Issue.
- f. Mailboxes Status **Kevin/ Real Manage**  
Waiting on Money from FSR to start Project. Contract has been signed.
- g. ARB Committee Report. **Toni**  
Still expect at a minimum 10 new houses to state construction this year.
- h. Status of Dowling Homes. **Teddy**  
Plans to start three this year.
- i. Golf Cart Money Status. **Teddy/Real Manage**
- j. Flagpole. **Kevin/Real Manage**  
Dave will handle this and a few other projects in SIP
- k. Discussion on Boat/RV lot. **Bob**  
Planning is taking place on future improvements.
- l. New Business/Adjournment. **Kevin**

**Lunch**