

# SIP HOA Board Meeting Minutes

**27 FEB 23@ 11 AM Clubhouse**

1. 11:00- President/Call to Order

President Kevin Dopf

2. Board Quorum

Lisa Newman Absent

3. Old Business

- a. Detailed Treasurer Report to include transition report by Real Manage/ **Real Manage/Teddy**

Jerry Watson presented the status of SIP during the transition to Real Manage, new management company.

- a. Detailed Delinquent Accounts Status. **Real Manage/Kevin**

Paige is handling SIP members who have not paid their HOA funds for years. These lots are in the process of foreclosure.

- b. Beverly Homes ARB Deposits/ **Real Manage**

Beverly Homes has paid up ARB Deposits per Jerry.

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

Still awaiting clear financial data from Real Manage after the transition.

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

Toni reports Real Estate Market is still strong.

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

- a. Irrigation system. Clock controller. Cost. **Kevin**

The cost was 12,000 to fix all common areas with irrigation. Irrigation will be turned on this Spring starting with the Gatehouse to the Clubhouse managed by the Moore BROS.

- b. Landscaping contract. **Kevin**

Will be signed by 1 March.

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

Sanders Construction will come to SIP to bis the spillway and sinkhole repair below.

- d. Sinkhole Lot 150. **Kevin**
- e. Pond Reports. **Real Manage**
  - Real Manage needs to obtain these reports.
- f. Boardwalk Repair. **Real Manage**
  - Completed.
- g. Real Manage Signs. **Real Manage**
  - Jerry will get signs for the gatehouse, clubhouse and back gate.
- e. Detailed report on the Clubhouse and Pool area.
  - a. Pool Gazebo. **Real Manage**
    - Dave told to complete work. He will start 8 March.
  - b. Clubhouse & pool locks. **Real Manage**
    - Real Manage will arrange much needed meeting with William from Great Security.
  - c. Clubhouse TVS's and treadmills and other items for the clubhouse. **Real Manage/Ellen**
    - Real Manage still working issue.
  - d. Security Gates. **Real Manage**
    - Real Manage working issue with William from Great Security.
- f. Mailboxes Status. **Kevin/ Real Manage**
  - Check sent to Streetscapes awaiting scheduling date.
- g. ARB Committee Report. **Toni**
  - Two approvals and one rejection since last meeting.
- h. Status of Dowling Homes. **Teddy**
  - Teddy plans on building two-three homes in SIP this year.
- i. Golf Cart Money Status. **Teddy/Real Manage**
- j. Flagpole. **Kevin/Real Manage**
  - Dave working issue.

k. New Business/Adjournment. **Kevin**

l. Working issue to cut back growth in our storage lot across the street.

**Lunch**