

**The Shadows at Manchac  
BOARD MEETING MINUTES  
November 20, 2020**

**I. CALL TO ORDER**

President, Misty Entremont called the meeting to order at 5:30 pm.

**II. ROLL CALL OF OFFICERS**

Present: Misty Entremont, Mark Ammons, Christina Martino, and Joey Thornburg

Absent: Justin Smith

**III. Old Business**

a) Christmas Event at the common lot on December 12, 2020

b) New Lawn Vendor Contract for 2021

c) Detention Pond – 3 cuts every year

d) Drainage/Servitude-

a. Meeting coming up with Cody Martin to discuss drainage issues in the neighborhood.

b. Water leak at the servitude in the front of the neighborhood has been fixed (there was an old well that was not turned off).

e) HOA dues- notices, timelines, and the procedure for money injunction and garnishment of wages for delinquent homeowners.

f) Welcome Packets- Mark Ammons has volunteered to be in charge of starting a committee to ensure new homeowners are receiving welcome packets.

**III. New business**

a) New Board Member Orientation –

a. Where the HOA storage unit is located.

b. Checking email accounts and how to log in.

b) Facebook- Received input from neighbors wanting better communication from the future HOA about meetings and events. The Shadows of Manchac HOA Group page will be managed by current and future HOA boards.

c) Playground- Replacing playground mulch.

d) Architectural Covenant Changes (ACC Requests) – Discussed the procedures for ACC Requests and open ACC requests. Board reviewed and made decisions to approve/deny any open ACC requests.

e) Amended Restrictive Covenants – Special Meeting will be held on December 11, 2020 @ 5:30 at the common lot.

f) Light Poles- The light poles in the neighborhood are fading and need to be repainted. Need to find if Entergy is responsible for the repainting of the light poles.

g) Neighborhood Violations – Violations must be accompanied by a time stamped picture.

h) Shadows of Manchac Website- Work with IT Committee volunteers to update the page.

Meeting was adjourned at 8:30 p.m. Next meeting TBD.

**Approved by:** Misty Entremont, Justin Smith, Joey Thornburg, Christina Martino, and Mark Ammons