

The Shadows at Manchac Annual Meeting

November 8, 2018

Meeting called to order 6:36 pm

Attendees-

Amanda Betancourt- Community Management

Board Members- Rachel Iheanacho, Brit Mascarella Landry & Joey Singleton

Opening Remarks

Amanda Betancourt explained the different roles involved in the HOA- developer, builder/secondary declarant, homeowner's association, CMGT

Amanda Betancourt gave the management report-

Management Report

Income/Expense

Income received for previous year- \$41,856.50

Expenses for the previous year- \$33,182.58

Income received for the current year- \$46,184.52

Expenses for the previous year- \$35,054.35

Delinquency for the community is 4%, only 6 homes delinquent. National average is 11%. Two liens on homes at this time.

Work Orders

Closed

Street lights- Several have been repaired by Entergy

Dry Pond Cutting- Hired by an outside vendor

Installation of trees in common area- Installed by the board

Concrete walking path- Added to connect the soccer field to the walking path by the dry pond

Pending

Entrance Irrigation

Broken soccer goals

Corrective Action Notices

9 are currently open

The most common are landscaping and vehicle visibility

Comments from the Board

Discussion regarding dry pond, drainage reroute from the concrete path, the RV that may be occupied, transparency, communication, Facebook, CMGT response

Election

There were five nominations/volunteers and all five were elected unopposed.

The new board members are:

Brandon Boswell

Anna Tripp

Lindsey Olivier- will also chair the ACC Committee

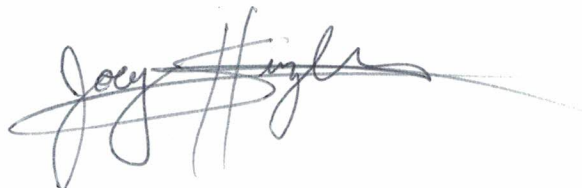
Chris White

Megan Coco

There was one other volunteer to chair a committee-

Misty Entremont- Landscape Committee

Meeting Adjourned at 7:52 am.

A handwritten signature in black ink, appearing to read "Joey Hingle", with a long horizontal flourish extending to the right.