

FLVHA Board Meeting Minutes

July 16, 2025 5pm

Home of Jan Flynn

Meeting was call to order at 5:08pm. The following were in attendance: Jan Flynn, Jake Jacobs, Van Murphy, Kathy Mattox, Joshua Shannon, Bob Edge, Roger Smith; absent was Rodney Burnett & Carolyn Nations.

The following items were discussed:

- Financial Report – Jake reported we are in good health compared to the first of the year. Previously had homeowners that were many years in arrears, now there are only 12 who owe 6 years or more. Overall, there are still 50 homeowners with delinquent CPM fees. YTD income is \$23,285.07 Expenses \$12,507.29. We are exploring our next course of action for collections and are considering small claims court. We will make that decision at the fall Board meeting. Bob Edge motioned to approve the financial report, Van Murphy seconded. The vote was unanimously approved. Jake was commended on the great job he's doing with the financial records and collections.
- Update of conversations with the County – Jan spoke to county about the tree trimming that butchered the trees and they were asked to never use the same machine again because of all the damage it has caused. They also are aware of the damaged fire hydrant and it is supposed to be repaired.
- Jan has talked with Taylor Neal at the Putnam County Department of Public works. They have taken an inventory of signage issues in the neighborhood and are ordering new signs where needed. Jan also asked for an assessment of the roads with the potholes. Jan feels like we've developed a good relationship that is helpful and will continue to improve our situation.
- At our recent clean up day, we discovered problems with the roof on the kiosk. We have a quote of \$325 to replace the roof. This includes materials. Van volunteered to provide materials. Bob Edge made a motion to move forward with the roof repair, Roger Smith seconded. The motion was approved unanimously.
- Decision on continuing insurances for 2026 – Van Murphy motioned to move forward with our insurances in 2026, Josh Shannon seconded. Everyone feels we must maintain coverage to protect us. The motion was unanimously approved.
- Update on information from the lawyer –After reviewing our covenants and bylaws (written in 1973), the lawyer has suggested that we consider “opting in” to coverage under the Georgia Property Owners Association Act. This Act, passed in 1994, gives homeowners associations certain rights and privileges under Georgia law. We agreed to proceed to learn more about the advantages of this Act and to make a decision on whether to pursue opting in to this coverage as it may offer us some additional power to pursue issues with the community.
- Summer newsletter – should include: where we are with collections, budget, update on the attorney and plans to continue an October cleanup of the greenway.
- Discussion of covenant enforcement needs – Jan & Josh surveyed the neighborhood and we still have people with multiple out buildings, derelict boats, outbuildings on vacant lots, etc. Plan to include these infractions in the newsletter and then put out letters to the owners. Jan wants a volunteer to take this project on. Van Murphy asked for a list of the egregious violations and he will see if he knows any of them. Jan will write the letters. Josh will address the infractions with the owners.

We had another discussion about chickens and whether or not to follow the County ordinances which allows chickens under certain circumstances. However, the covenants are clear on animals in the neighborhood limiting animals to “usual pets.” So, no chickens!

- Bob asked that we clarify the boundaries of Forest Lake Village since there is property at the entrance that is in question. This needs to be clarified through the tax assessor’s office, Jan will pursue.
- Bob said there’s a tree that fell into the lake on common property. Jan asked Bob to email Rodney the location so he could take a look at removing it. If from common property, we will remove it.
- Bob said he has a neighbor who bought her home from an estate and was told that owners were to get a “refund” of any assessment money collected to cover the legal fees for the Ricky Jones water case. She wants to know if there was ever any refund made. We have no record of any agreement that money would be refunded to any owner.

Action Items:

- 1) Georgia Property Owners Association Act – Jan to investigate it’s benefits to the HOA.
- 2) Egregious violators – Jan/Josh will continue to address with homeowners.
- 3) Pursue collections - Jan will follow up with a letter to advise that action we can take after 10/1/25 if not paid or no arrangements for payment have been made.
- 4) Van & Josh to look at the tree in the lake from the water
- 5) Map of HOA property borders – Jan will acquire and advise Bob for clarification of boundaries.

The meeting was a motion to adjourned at 6: 45pm by Josh Shannon and seconded by Van Murphy. All approved and the meeting was adjourned.